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Michael Laing      Chief Executive

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6<sup>th</sup> November 2007

Dear Councillor,

I hereby give you Notice that a Meeting of the **CENTRAL RESOURCES COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY 14<sup>th</sup> NOVEMBER 2007 at 6.00 P.M.**

### AGENDA

Page No.

1. Apologies for absence.
2. Declarations Of Interest

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

**Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:**

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

**Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:**

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

Officers are also invited to declare any interest in any matters appearing on the agenda.

**NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.**

3. To consider the Minutes of the last Meeting of the Committee held on 26<sup>th</sup> September 2007 as a true record.

Copy  
attached

- |     |   |         |
|-----|---|---------|
| 4.  | To consider a request to purchase land to the rear of Briarmede, 3 East End, Stanhope for Mr S Roddam.  | 1 - 4   |
| 5.  | To consider a request to purchase land adjacent to 67 Bondisle Way, Stanhope for Mrs M Milburn.   | 5 - 7   |
| 6.  | To consider a request to purchase land adjacent to 29 Riverside, South Church for Mr C Griffiths.   | 8 - 10  |
| 7.  | To consider a request to purchase land to the rear of the Earl of Warwick Public House, Chapel Street, West Auckland for Mrs P Bradwell.  | 11 - 13 |
| 8.  | To consider a request to purchase land adjacent to 47 Shawbrow View, Bishop Auckland for Mrs Dowd.  | 14 - 16 |
| 9.  | To consider a request to purchase land at Stanley, Crook.   | 17 - 20 |
| 10. | To consider the disposal of land south of Church Street, Coundon.   | 21 - 23 |
| 11. | To consider a report on surplus Council land.   | 24 - 38 |
| 12. | To compare the revenue expenditure of the Authority for the period 1 April 2007 to 30 September 2007, against budget.   | 39 - 43 |
| 13. | To consider the capital expenditure of the Authority for the first six months of 2007/08 against budget.  | 44 - 53 |
| 14. | To consider the Council's treasury management strategy.   | 54 – 55 |
| 15. | To consider the Council's treasury management activity of the first six months of the year.   | 56 – 61 |
| 16. | To consider the performance of the Department in relation to its 2007/08 Service Plan for the first six months of the financial year.   | 62 – 75 |
| 17. | To consider a request from Auckland Youth and Community Centre for a donation from the Community Fund.  | 76 – 77 |
| 18. | To consider such other items of business which, by reason of special circumstances so specified, the Chairman of the meeting is of the opinion should be considered as a matter of urgency. |         |

Yours faithfully

A handwritten signature in black ink that reads "Michael Laing". The signature is written in a cursive style with a large, sweeping 'L' and 'a'.

**Chief Executive**

Members of this Committee: Councillors Buckham, Mrs Burn, Harrison, Hayton, Grogan, Kay, Kingston, Mairs, Mowbray, Murphy\*, Miss Ord, Mrs Pinkney, Mrs Seabury\*, Shuttleworth, Stonehouse, Taylor and Zair

\*Ex-officio, non-voting capacity

Chair: Councillor Hayton

Deputy Chair: Councillor Mrs Pinkney

TO: All other Members of the Council for information  
Management Team

## DECLARATIONS OF INTEREST FORM

<b>NAME AND DATE OF COMMITTEE</b>	<b>AGENDA ITEM NUMBER</b>	<b>NATURE OF INTEREST AND REASONS</b>	<b>PRINT NAME</b>	<b>SIGNATURE</b>



## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Asset Management Group

### **LAND TO THE REAR OF BRIARMEDE, 3 EAST END, STANHOPE**

#### **purpose of the report**

1. To seek Members' approval to sell land at the above location.

#### **background**

2. A request to purchase the land edged in black on the plan at Annex A has been received from Mr. S. Roddam of Briarmede, 3 East End, Stanhope.
3. The applicant states that if he was able to purchase land in line with some of the neighbouring properties it would allow him to park a car on his own property. He would however require a vehicular right of way over land which would be retained by the Council; the position of which is shown by the broken black lines on the plan. As the front of his property is raised approximately 6 feet above the level of the road there is no scope for parking cars at the front.

#### **consultations**

4. The Strategic Director of Environment and Regeneration confirms that the sale of the land and a planning application for change of use of the land could be supported by him.
5. The Strategic Director for the Community offers no objection of a technical nature to the proposal.
6. As part of the consultation process letters were sent to ten properties in the vicinity of the land. This resulted in two letters of objection being received; the main contents of which are as follows:-
  - (a) The road along Coronation Avenue is very narrow and residents' cars have to park half on the path to allow through traffic. This causes problems for pedestrians especially those with prams or pushchairs. There are also problems for larger vehicles such as Fire Engines, Ambulances, Refuse and Delivery wagons as they have to go onto the land at the rear of Briarmede to pass stationary cars safely.
  - (b) There has been an increase in the number of cars at houses in Coronation Avenue and as there are no garages available and no designated parking areas cars currently use the land at the rear of Briarmede for parking as they have for the past 40 years. The proposal would dramatically reduce

the space available and compound an already difficult parking and access problem.

- (c) The purchase of this land would also lead the way for other householders to purchase adjacent land again drastically reducing the accessibility and space available.
  - (d) If the land was purchased the owner would be able to erect a fence or wall making it impossible for residents of Coronation Avenue to park opposite as there would not be sufficient space to turn onto the drive area.
7. A petition signed by 34 people was subsequently received which requested that the land be not sold but made into a parking area for the residents of Coronation Avenue and use by public service vehicles. This was accompanied by letters from 25 people who signed the petition objecting to the sale of the land and expressing the view that 'the land should remain in Council ownership to allow for access by emergency vehicles and occasional parking by visitors'.

#### **author's comments**

8. Although there were only two letters of objection received as a result of the consultation letter, 25 letters objecting to the sale of the land as well as the petition were subsequently received.
9. It is evident that residents of Coronation Avenue feel that the sale of the land will create access problems for emergency vehicles. However, as approximately half of the grassed area would remain in Council ownership if this request is approved emergency vehicles would still be able to go onto it if they are unable to use the road because of parked cars. Indeed access for emergency vehicles is restricted to the west of the land due to the close proximity of Nos. 2-18 Coronation Avenue and 1 East End to the road.
10. If cars are parked on the land emergency vehicles or other large wagons would no doubt find it difficult to gain access.
11. Reference is also made in the letters of objection to the fact that if this request is approved it would lead to other requests to purchase land adjacent to their property being received from other owners. However, as each application is considered on its own merits it does not follow that if other requests were to be received they would be approved.

#### **financial implications**

12. The sale of the land would produce a capital receipt and a reduced maintenance cost.

#### **conclusion**

13. As the Strategic Director of Environment and Regeneration is able to support a planning application for change of use of the land it is recommended that the request be approved subject to the following terms and conditions:-

1. Valuation to be agreed with, or given by, the District Valuer.
  2. Land to be used for parking purposes only with a vehicular right of way being granted over the land lying between the broken black lines.
  3. No structures to be erected on the land.
  4. Applicant to erect a fence or wall on the boundary of the land to the satisfaction of the Strategic Director of Environment and Regeneration.
  5. Applicant to obtain planning permission for change of use of the land from open space to parking/access and the erection of a boundary structure.
  6. Applicant to be responsible for the Council's legal and valuation fees.
14. However, in line with the Council's policy of public speaking at this Committee both the applicant and the objectors have been invited to attend to afford them the opportunity to put their cases to you.

**RECOMMENDED** that the land edged in black on the plan be sold to Mr. S. Roddam and a vehicular right of way granted over the land lying between the broken black lines subject to the conditions mentioned above.

**background papers**  
File Number 81569

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

**Author of the report**

Christine Graham  
Legal Executive  
Ext 318

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WEAR  
VALLEY  
DISTRICT COUNCIL

## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Asset Management Group  
**LAND ADJACENT TO 67 BONDISLE WAY, STANHOPE**

### **purpose of the report**

1. To seek Members' approval to refuse a request to purchase land at the above location.

### **background**

2. A request to purchase the land edged in black on the plan at Annex B has from received from Mrs. M. Milburn of 67 Bondisle Way, Stanhope who wishes to use the land for the erection of a two storey extension consisting of a ground floor garage and second floor bedroom.

### **consultations**

3. The Strategic Director of Environment and Regeneration advises that planning permission for change of use of the land will be required. However, as the land forms part of other similar small areas of open space in the local area which make an important contribution to the streetscene there is concern that if a building was erected on the parcel of land it would impact upon the 'open' character of the streetscene. For this reason he would be unable to support a planning application.
4. The Strategic Director for the Community offers no objection of a technical nature to the sale of the land.

### **author's comments**

5. The applicant was advised that because the Strategic Director of Environment and Regeneration was unable to support a planning application for change of use of the land it was my intention to recommend to this Committee that her request be refused. The applicant subsequently asked that her request be reconsidered and in support of this request gave details of what other residents in Bondisle Way, as well as commercial operators in the vicinity, have been allowed to do.
6. Listed below are some of the issues raised by the applicant:
  - (a) A large grey shed has been erected beside the road leading into Bondisle Way by Astrum (W. Cook).
  - (b) Factories were built on open land which were allotments.

- (c) Weardale Railways have a car park on open land. A large breeze block wall with a fence on top of has also been erected. The posts of the fence face the estate and make a drastic change to the streetscene.
  - (d) Areas of open space land have already been sold to turn into driveways leading to garages.
  - (e) Parcels of land adjacent to two properties have been fenced off and turned into gardens
7. The applicant also states that as her house is the last one in the street and the front faces allotments she does not think her proposals will alter the streetscene. She also states that the extension she wishes to build will be in keeping with the houses facing the same way, i.e. garages with a bedroom to the first floor, and that any changes she would be allowed to make would be in keeping with the streetscene.
8. Although the applicant's comments are noted I would advise, following consultation with the Environment and Regeneration Department, in relation to other developments in the area that each case is judged on its own merits and it is rare that any two cases can be compared.
9. The proposed change of use from open land for the erection of an extension to 67 Bondisle Way has been judged on its own merits.

### **financial implications**

10. The sale of the land would produce a capital receipt and a reduced maintenance cost.

### **conclusion**

11. As the Strategic Director for Environment and Regeneration is unable to support the proposal it is recommended that the request be refused.
12. However, in line with the Council's policy of public speaking at this Committee Mrs. Milburn has been invited to attend to afford her the opportunity to put her case to you.

**RECOMMENDED** that Mrs. Milburn's request to purchase land adjacent to her property be refused in view of the fact that the Director for Environment and Regeneration would be unable to support a planning application.

### **background papers**

File Number 81590

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

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**Author of the report**

Christine Graham  
Legal Executive  
Ext 318

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**WEAR  
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DISTRICT COUNCIL

## **CENTRAL RESOURCES COMMITTEE**

14 NOVEMBER 2007

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Report of the Asset Management Group  
**LAND ADJACENT TO 29 RIVERSIDE, SOUTH CHURCH**

### **purpose of the report**

1. To seek Members' approval to refuse a request to purchase land at the above location.

### **background**

2. A request to purchase the land hatched black on the plan at Annex C has been received from Mr. C. Griffiths of 29 Riverside, South Church who advises that he has cultivated the same since he moved into the property approximately 11 years ago.

### **consultations**

3. The Strategic Director for the Community offers no objection to the sale of the land.
4. The Strategic Director of Environment and Regeneration states that because of the potential impact on the streetscene and neighbouring properties he is unable to support the sale of the 'hatched' land only.
5. He would however offer no objection to the whole of the land edged in black on the plan being sold, although to maintain the open plan nature of the estate the land could not be enclosed in any form. It would be considered to be more appropriate to extend the site further eastwards so that it ends alongside the boundary between numbers 29 and 30 Riverside. The reason for this is to prevent a small piece of dead open space with little amenity value being formed if No 30 Riverside also purchased open space for change of use to garden area adjacent to their property.

### **financial implications**

6. The sale of the land would produce a capital receipt.

### **legal implications**

7. This land, together with other areas of open space, were gifted to the Council by the Developers on 4 June 2004; such transaction being subject to restrictions regarding the future use of the land. A further restriction prohibits the sale of the

land within 21 years from 4 June 2004 unless the Developers are given the opportunity to repurchase it.

### **conclusion**

8. The applicant is aware that the Strategic Director of Regeneration and Environment is unable to support the sale of the 'hatched' land only, but as he would find it difficult to maintain the land which is edged in black he does not wish to purchase the larger only particularly as he would be unable to enclose it.
9. As the Strategic Director of Regeneration and Environment is unable to support the sale of the smaller area only it is recommended that the request be refused.
10. However, in line with the Council's policy of public speaking at this Committee Mr. Griffiths has been invited to attend to afford him the opportunity to put his case to you.

**RECOMMENDED** that Mr. Griffiths' request to purchase the land hatched in black on the plan be refused in view of the fact that the Director of the Environment and Regeneration would be unable to support the proposal.

### **background papers**

File Number 81532

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

**Author of the report**

Christine Graham  
Legal Executive  
Ext 318

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WEAR  
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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Asset Management Group

### **LAND TO THE REAR OF THE EARL OF WARICK PUBLIC HOUSE, CHAPEL STREET, WEST AUCKLAND**

#### **purpose of the report**

1. To seek Members' approval to refuse a request to purchase land at the above location.

#### **background**

2. A request to purchase the land edged in black on the plan at Annex D has been received from Mrs. P. Bradwell of The Earl of Warwick Public House, Chapel Street, West Auckland as a car park for her own use and that of her barstaff.

#### **consultations**

3. The Strategic Director of Environment and Regeneration is unable to support a planning application for change of use. He advises that the land is considered to be an attractive area of open space in the local area which makes an important contribution to the streetscene. The area is characterised by similar areas of open space and there is concern that if this parcel of land were to be lost to car parking it would impact upon the open character of the area.
4. The Strategic Director for the Community offers no objection of a technical nature to the sale of the land.
5. As part of the consultation process letters were sent to a number of properties which would be affected by the proposed sale. Objections were received from the occupiers of three properties; the main comments of which are as follows:-
  - (a) The Public House has extended licensing hours until 2.30 a.m. on a weekend which causes problems to residents in the vicinity as a result of abusive language, shouting, fighting, noise from vehicles etc. It is felt that if a car park is created at the rear of the premises customers will congregate there and cause further stress to people living in the vicinity.
  - (b) In addition to the proposed car park being used by the owner and bar staff of the Earl of Warwick it could potentially be used by their customers and even if it was designated for private use only it would be impossible to enforce.

- (c) There is a car park near the Post Office which could be used by the owner and barstaff which would take them less than one minute to walk to their place of work.
  - (d) The land is on a corner of a busy estate road which is a 'blind spot' as cars already park outside the houses in Oakley Green, and there is a bus stop directly in front of 12 Chapel Street.
  - (e) A car park would devalue the properties.
6. Two of the Ward Members have expressed concern at the proposal and confirm that they are not in favour of the land being sold.

#### **author's comments**

7. It is evident that there is strong objection to the proposed sale of land from some residents in the vicinity. Furthermore, the Strategic Director for Environment and Regeneration has advised that he would be unable to support a planning application.

#### **financial implications**

8. The sale of the land would produce a capital receipt and a reduced maintenance cost.

#### **conclusion**

9. As the Strategic Director for Environment and Regeneration is unable to support a planning application for change of use of the land from open space to a parking area it is recommended that the request be refused.
10. However, in line with the Council's policy of public speaking at this Committee both the applicant and the objectors have been invited to attend to afford them the opportunity to put their respective cases to you.

**RECOMMENDED** that Mrs. Bradwell's request to purchase the land be refused in view of the fact that the Director for Environment and Regeneration would be unable to support a planning application.

#### **background papers**

File Number 81592

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

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**Author of the report**

Christine Graham  
Legal Executive  
Ext 318

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Asset Management Group  
**LAND ADJACENT TO 47 SHAWBROW VIEW, BISHOP AUCKLAND**

### **purpose of the report**

1. To seek Members' approval to refuse a request to purchase land at the above location.

### **background**

2. A request to purchase the land hatched black on the plan at Annex E has been received from Mrs. Dowd of 47 Shawbrow View, Bishop Auckland, for the purpose of extending her garden to use as a driveway

### **consultations**

3. The Strategic Director of Environment and Regeneration states that the site forms part of a larger area of open space in the local area which makes an important contribution to the streetscene and area. There is a concern that if this parcel of land were to be changed to a driveway it would impact upon the character of the streetscene and the amenity of neighbouring properties and therefore he could not support an application for change of use.
4. The Strategic Director for the Community confirms that he offers no objections to the sale or any comments of a technical nature.

### **author's comments**

5. The land is subject to a restrictive covenant in favour of Persimmon Homes Ltd., the developer's successors in title, which restricts the use of the land to public open space. Persimmon Homes have been consulted about the release of the restrictive covenant and would agree to the release, subject to receiving 50% of the consideration and the payment of their legal costs and any disbursements. A further restriction would also be imposed restricting the use of the land to that of a driveway and garden land.
6. Consultation letters were also sent to the neighbouring properties for their comments and this exercise resulted in four letters of objection being received. The main comments were as follows:-
  - (i) The applicant is an old lady who does not have a car and as parking space is limited the disposal of the land would cause problems and would block access to the other residents in the street,

- (ii) The disposal of any open space would cause huge problems to residents, family visitors and visitors in general to the surrounding bungalows
  - (iii) There is already limited parking which causes problems and the disposal would result in the loss of a visual amenity to the residents.
7. It is obvious that problems exist in relation to parking in the vicinity of the area of land and the sale of the land may exacerbate the situation.
8. It would also be necessary to invite objections to the disposal of this land in accordance with Section 123(1) of the Local Government Act 1972 should the Council wish to dispose of this land. No such advertisement has been undertaken in view of the Strategic Director of Environment and Regenerations comments and the objections received.

### **financial implications**

9. The sale of this land would produce a capital receipt and a reduced maintenance cost.

### **legal implications**

10. There are no legal implications arising from the recommendation.

### **conclusion**

11. The Strategic Director for the Environment and Regeneration would be unable to support the proposals for the use of the land and there is clearly opposition to the disposal from the neighbouring properties. Therefore it is recommended that the request from Mrs Dowd be refused.
12. However in line with the Council's policy of public speaking at this Committee, Mrs. Dowd and the objectors have been invited to attend this meeting to afford them the opportunity to present their cases to you.

**RECOMMENDED** that Mrs. Dowd's request to purchase the land be refused for the reasons stated above.

### **background papers**

File Number 81606

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

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**Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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### Report of the Strategic Director for Resource Management **LAND AT STANLEY, CROOK**

#### **purpose of the report**

1. To seek Members' instructions regarding a request to purchase land at the above location.

#### **introduction**

2. As Members are aware a report was previously submitted to the Central Resources Committee on 26 September 2007 regarding a request from Mr. Craig Picken of Wooley Grange Farm, Stanley, Crook to purchase the land shown hatched black on the plan at Annex F for agricultural purposes. Mr. Picken confirmed the land was currently used by people on motocross bikes and for fly tipping. He wished to use the land for grazing and producing hay and was willing to accept restrictive covenants on the land restricting the land to agricultural land only. This request was deferred from the previous Central Resources Committee, to enable further consultations to be undertaken.
3. The consultations have resulted in the receipt of a request from the Stanley Village Hall Association who wishes the Council to consider giving the land to the Association so that it remains within the public domain. The Association would then lease the land for grazing purposes only to Mr. Picken who has agreed to insure the site and wishes to carry out environmental improvements such as a pond and hedging to enhance the area. He has also agreed that if at a future date the Association wished to take back some of the land to provide a picnic area or such other project in which the local community can be involved then he is happy for this to happen.

#### **consultations**

4. In respect of the original request the Strategic Director of Environment and Regeneration confirmed that he agreed to the land being sold. He recommended that the land shown hatched black should be sold for the purpose of grazing or the growing of hay or similar crops. He would also suggest a restriction be included in the transfer that the land be used for no purpose other than for grazing or the growing of hay or similar crops. Following further consultations he considers that these comments are still appropriate.
5. Originally the Strategic Director for the Community raised no objections of a technical nature to the sale of the land for agricultural purposes. He suggests that the applicant be requested to secure all boundaries of the land with suitable

fencing to prevent unauthorised access and that the public right of way adjacent to the south boundary of the land be maintained in a reasonable condition and be left unobstructed. Following further consultations he then felt that because of the strength of feeling within the village of Stanley, the request should be refused.

6. The Anti-Social Behaviour Co-ordinator visited the site together with a Crime Prevention Officer from Durham Constabulary and stated that in order to secure this land, he estimates that at least 400 metres of fencing would be required. He suggests that the Council either sell the land or make the land unappealing to those using it.

### **author's comments**

7. As this parcel of land is open space a notice, in accordance with Sections 122/123 of the Local Government Act 1972, under which the Council is obliged to give notice and consider any objections to the proposed disposal of land, was inserted in the local press.

This exercise resulted in four letters of objection originally being received and further letters of objection and a questionnaire/survey from the Stanley Village Hall Association were also received.

8. Two letters of support to the sale of the land were also received.
9. No consultations have been undertaken on the new request submitted by the Community Association in conjunction with Mr. Picken and should Members be minded to approve the request from the Community Association it will be necessary to repeat the consultation exercise. This would take the form of letters to all those who had previously contacted the Council on this matter, together with a public notice in the village Post Office.
10. Other parties have also expressed interest in either purchasing the land or renting the land for grazing purposes. The Association has been advised that these parties will be consulted on the new request and any comments would have to be addressed. Members need to have regard to the various competing expressions of interest. It is likely that the Council could receive a market value capital receipt if the land was sold to one of the parties who have expressed an interest. However, the Council could consider it appropriate and in line with Council policies to transfer the land to the Community Association for less than best consideration.

### **conclusion**

11. Therefore Members instructions are requested in respect of the new request from the Stanley Village Hall Association and if after considering the report, Members are of the opinion that the land should be transferred in principle, then the transfer be approved subject to the following terms and conditions;
  - (a) Letters to be sent to all interested parties setting out the terms of any suggested Transfer to the Association for their comments.

- (b) Subject to the valuation being agreed with the District Valuer.
- (c) The Association to be responsible for the erection and future maintenance of the boundary structures.
- (d) The Association to obtain planning permission for change of use of the land from open space to agricultural land.
- (e) The Association to be responsible for the Council's legal and valuation costs.

10. Members' instructions are requested.

**background papers**

File no. 81561

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**Officer responsible for the report**

Gary Ridley  
Director of Central Resources  
Ext. 227

**Author of the report**

Diane Hathaway  
Legal Executive  
Ext. 319

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WEAR  
VALLEY  
DISTRICT COUNCIL

## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Asset Management Group

### **ACCESS TO DEVELOPMENT SITE, SOUTH OF CHURCH STREET, COUNDON**

#### **purpose of the report**

1. To seek Members' approval to dispose of land at the above location. This matter is unlikely to come within the financial limits of delegated powers to Officers.

#### **background**

2. The Trustees of St. James' Church, Coundon have requested, through their agent, to purchase a small strip of land as shown hatched black on the plan at Annex G. The land is required to extend the width of the vehicular access and provide appropriate site lines in connection with the former St. James Youth Centre site for which planning permission has recently been granted for the construction of 3 detached dwelling-houses.

#### **consultations**

3. The Strategic Director for the Community offers no objection to the sale of the land.
4. The Strategic Director of Environment and Regeneration supports the disposal for the purposes of widening the highway. Planning permission was granted for the erection of 3 houses on the site of the St James Youth Centre on 20<sup>th</sup> August 2007.

#### **financial implications**

5. The sale of the land would produce a capital receipt.

#### **legal implications**

6. There are no legal implications in respect of this request.

**RECOMMENDED** that the land shown hatched on the plan be sold to the Trustees of St. James Church, or their appointed representative, for the purposes of widening the access road and site line provision in connection with the proposed development site at a valuation to be given by or agreed by the District Valuer and subject to the buyer meeting the Council's legal and valuations costs.

**background papers**

File Number 81564

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

**Author of the report**

Andrew Coates  
Legal Services Manager  
Ext 418

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Asset Management Group  
**SURPLUS COUNCIL LAND**

### **purpose of the report**

1. To identify areas of land which are potentially surplus to Council requirements and to recommend their phased disposal.

### **background**

2. The Council has a responsibility to manage its assets prudently. The Council's Asset Management Plan seeks to facilitate this. A regular review of the Council's assets is a fundamental requirement of the Asset Management Plan and this is carried out by the Asset Management Group (AMG).

### **surplus land**

3. AMG have recently reviewed the surplus assets section of the Asset Register and have identified a number of sites where the entries need to be updated. This process has identified a number of sites which it would be appropriate to sell. The majority of these sites are valued above £25,000 and therefore specific Committee approval is required for their disposal. A table attached at Annex H identifies these sites and gives a recommendation as to the appropriate course of action for each site.

**RECOMMENDED** that Committee agrees the disposal of those sites which have been identified at Annex I.

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

**Author of the report**

Anna Barker  
AD – Legal & Admin Services  
Ext 310

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WEAR  
VALLEY  
DISTRICT COUNCIL

## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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### Report of the Strategic Director for Resource Management **REVENUE BUDGET MONITORING**

#### **purpose of the report**

1. To compare the revenue expenditure of the Authority for the period 1 April 2007 to 30 September 2007, against budget.

#### **background**

2. This report covers the revenue expenditure of the Authority financed by the General Fund and the Housing Revenue Account (HRA).
3. The summary revenue position for financial year 2007/08 as at the end of 30 September 2007 for the General Fund is shown in Annex J. The figures for the HRA are shown in Annex K. The annexes compare the approved budget for each service against forecasted outturn for 2007/08. Major over and under spends within each departmental budget are noted and some indication given of reasons for the variance.

#### **general fund**

4. The forecasted outturn for the General Fund indicates an under spend of £60,000 for 2007/08 against budget at this stage. This represents an under-spend of 1% on the overall budget although this represents only a snapshot in time and may alter during the remainder of the financial year. Overspends on some expenditure budgets have been compensated in part by increased unanticipated income. Action Plans have been prepared to analyse and control areas of major over spends. These plans were presented to recent Regeneration and Community Services Committee meetings.
5. The forecasts for the current year have been refined to present the most accurate position of resources available to support the 2008/09 budget. The notes for each Service that form part of the Annexes highlight only the major budget differences and exclude minor ones. Members should bear in mind that £498,000 of reserves is planned to be used in 2007/08 to support the General Fund revenue budget.
6. The projected spend on the General Fund for the year will not impact upon the Council's policy of maintaining a minimum reserve balance of £850,000.

7. These figures exclude budget transfers approved by members subsequent to the 30 September. Revenue budgets continue to be closely monitored and further reports will be brought to Committee.

#### **housing revenue account**

8. The forecasted outturn for the HRA is £240,000 better than budget. This is because of an increase in expected rental income due to an additional rental week which was not budgeted for. Similarly, the projected spend on the HRA for the year will not impact upon achieving a desired minimum balance of £1.50m.

#### **conclusion**

9. Areas of over spend will continue to be monitored the results of which will be reported to Members in the next quarterly monitoring report

#### **RECOMMENDED**

1. That Members note the report.
2. Relevant budget holders resolve areas of overspend in line with Financial Regulations.

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

**Author of the report**

Alan Cooper  
Accountancy Manager  
Ext 258

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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### Report of the Strategic Director of Resource Management **CAPITAL BUDGET MONITORING**

#### **purpose of the report**

1. To consider the capital expenditure of the Authority for the first six months of 2007/08 against budget.

#### **background**

2. Details of the capital programme are shown in Annex L. Each scheme shows spend to 30 September, projected outturn and commentary on progress based upon information provided by budget holders. Sub totals are shown by corporate objective. The financing of the capital programme is shown at the bottom of the Annex.
3. Figures are split between income and expenditure for schemes that are fully or partially externally funded. This enhances transparency and is in line with external audit recommendations. The projected outturn for each scheme will be used to assist in determining the level of resources available to support the capital programme for 2008/09.

#### **capital budget**

4. The Council set a net capital programme budget for 2007/08 of £5,877,000. Following the achievement of a 2 star rating for the housing service, permission from Government to borrow a further £5m was received in April. Repayment of this money is fully funded by Government through the housing subsidy mechanism.
5. The additional £5m has been passed to Dale and Valley Homes as the first tranche of the total extra £27m to be received to bring all dwellings up to the decent homes standard. However, accountability for the use of the money remains with the Council and it forms part of the Authority's capital programme.
6. At the Special Council Meeting of 4 September members approved further affordable capital expenditure of £3,400,000 to help meet the Council's objectives.
7. Due to slippage in expenditure arising from the previous year's programme, members approved additions to the budget of £491,000. In total, this results in a revised budgeted programme of £14,768,000. This is affordable taking into account the capital resources of the Council.

8. The annex shows projected net spend for the year as £13,590,000. This represents an under spend of £1,178,000. This is largely due to predicted under spends on the planned Dale and Valley Homes capital programme for the year. This will be carried forward into 2008/09.
9. Expenditure against the agreed capital budgets will continue to be monitored closely by budget holders.

### **financial implications**

10. Expenditure at the end of the 2<sup>nd</sup> quarter is approximately 8% of the programme. The cash flow implications are additional investment income due to a delay in expenditure compared to the receipt of capital resources. This will be reflected in revenue budgets.
11. The Council remains within its locally set prudential indicators in relation to capital expenditure and its affordability.

### **links to corporate objectives**

12. The capital programme was set with regard to the Council's medium term financial strategy and capital strategy and Annex xx is shown against the Council's corporate objectives. Commentary is included which demonstrates the links between scheme and corporate objective.

### **conclusion**

13. There is a significant risk that a number of schemes are not progressed due to internal resourcing constraints, especially some schemes financed from the Community Capital Fund. Resource is required to compile schemes of work, carry out an appropriate procurement process and subsequently manage contracts let. Consequently a proportion of the capital budgets available may need to be used to engage the necessary external professional assistance.

**RECOMMENDED** that the capital budget monitoring report for April – September 2007 be approved.

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**Officer responsible for the report**  
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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Strategic Director for Resource Management  
**TREASURY MANAGEMENT STRATEGY**

### **purpose of the report**

1. To seek approval for a change to the Council's treasury management strategy.

### **background**

2. The Council's treasury management strategy was agreed by members on the 19<sup>th</sup> March this year. The strategy directs the Council's activity in managing its cash flow in particular its loan and investment transactions. The investment policy which forms part of the strategy has two main priorities namely:
  - the security of the investment i.e. the certainty of repayment.
  - the liquidity of the investment i.e. how easily can the deposit be returned to the Council in cash
3. As part of the strategy, the Council also aims to achieve the optimum return on any of its investments.

### **current strategy**

4. The current strategy requires all investments to be sterling denominated, with maturities up to a maximum of 18 months. Investments are only to be placed with the following:
  - UK and the Republic of Ireland Banks and Building Societies with a Fitch Rating of Long Term A and Short Term F1 and above or the equivalent Moody's rating.
  - The top ten building societies by asset size.
  - Local authorities.
5. The maximum investment limit is £2m with the exception of the Co-op bank which is £2.5m. These limits have been in place for a number of years.
6. The day to decisions regarding treasury management actions are delegated to officers. There is strict managerial control over transactions carried out and a clear audit trail.
7. The Council's investment portfolio has grown in recent years due to improved cash flow particularly from asset sales. As at the end of September, the Council

had £31m in investments with other parties, the return from which contributes significantly to funding current general fund services.

8. There is often a significant interest rate differential between different institutions which the Council are currently permitted to use under the approved policy. This is generally due to these institutions' requirements for cash at different points in time, i.e. they will pay the Council a higher rate of interest if they need cash. However, investment decisions are becoming increasingly restricted because we have reached the maximum £2m limit with those institutions offering improved rates.
9. Similarly, the rates of interest may be more beneficial when placing deposits for maturities greater than 18 months. Advice from our treasury management advisers has been to place a greater proportion of our investments for a longer term based on the current outlook for interest rates.

### **proposed changes**

10. It is proposed that the current approved treasury management strategy be altered in two respects:
  - a) the limit which can be deposited with approved counterparties is increased from £2m to £3m.
  - b) the maximum length for which a deposit can be invested is increased from 18 months to 24 months.
11. The institutions with which the Authority can deposit funds will remain as they are currently. Our external treasury management advisers have been consulted on these changes and advise that they would improve the Council's treasury management practices whilst retaining appropriate security over the investments.

### **conclusion**

12. Both changes will increase the flexibility available to officers who deal daily with treasury management transactions. They will be able to get access to higher returns from the deposits through increased amounts from those institutions offering a better rate. In addition, through increasing the maximum period over which a deposit can be invested the officers will be able to take advantage of expectations for falling interest rates, whilst taking into account the cash flow requirements of the Authority. All other aspects of the Council's treasury management strategy will stay the same.

**RECOMMENDED** that Members approve the changes to the Council's treasury management policy set down in paragraph 10 of the report.

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**Officer responsible for the report**

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**Author of the report**

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Strategic Director for Resource Management  
**TREASURY MANAGEMENT ACTIVITY**

### **purpose of the report**

1. To inform Members of the treasury management activity of the first 6 months of the year.

### **background**

2. It is regarded as best practice to inform Members of the Council's treasury management activity on a 6 monthly basis. This report at Annex M sets out the treasury management activity for the period 1 April 2007 to 30 September 2007. It has been produced in line with the Authority's treasury management policy.

### **conclusion**

3. The treasury management activity has been conducted as outlined in the Authority's treasury management strategy.
4. The Council's treasury management position remains stable in terms of:
  - (i) It's levels of external debt
  - (ii) It's maturity profile of it's debt
  - (iii) It's investment levels
  - (iv) The security of it's investment levels

**RECOMMENDED** that Members note the report.

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**Officer responsible for the report**

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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### Report of the Strategic Director of Resource Management **RESOURCE MANAGEMENT SERVICE PLAN – 2007/08 PROGRESS UPDATE**

#### **purpose of the report**

1. To consider the performance of the Department in relation to its 2007/08 Service Plan for the first six months of the financial year.

#### **background**

2. Members will be aware that within the Constitution, the Central Resources Committee has the responsibility for monitoring the performance of the Department. Committee agreed the Departmental Service Plan at the beginning of 2007/08. This report sets out actual performance against intended performance for the period April - September.

#### **structure of the report**

3. The report is in 3 sections, viz:
  - BVPI's/LPI's – this section shows our projected performance for the year compared to target and previous year's performance. It also shows how our predicted performance compares with other authorities in terms of quartiles. The comparison is made between the 2007/08 performance and all District Councils for 2005/06 (the latest available information). Detailed information on each indicator is shown at Annex N.
  - Departmental action plans – this shows progress against the agreed action plans.
  - Council plan - this shows progress against those items in the Council plan for which the Department was responsible.

#### **best value/local performance indicators**

4. The paragraphs below show all BVPI's which are the responsibility of the Department. It shows the projected 2007/08 performance compared to 2006/07 and 2005/06. The number of indicators has dropped as those relating to human resources are now the responsibility of the Chief Executive.

<u>QUARTILE</u>	<u>2007/08 (proj.)</u>		<u>2006/07</u>		<u>2005/06</u>	
	No.	%	No.	%	No.	%
Top	11	85	15	47	9	35
Above average	2	15	8	25	5	19
Below average	0	0	7	22	10	38
Bottom	<u>0</u>	<u>0</u>	<u>2</u>	<u>6</u>	<u>2</u>	<u>8</u>
	13	100	32	100	26	100

5. The above shows:

- Performance is anticipated to improve in 2007/08 compared to previous years.
- All BVPI's within the department are expected to be top quartile/above average at the end of the year.
- Existing high performing services such as revenues collection and benefits processing are continuing to produce excellent results.

6. The targets of most local indicators are being met as well as demonstrating an improvement from last year. However, sickness levels are unlikely to meet target.

#### **departmental action plans**

7. The following paragraphs show progress on the Departmental Action Plans.

#### **Accountancy Action Plan 2007/08**

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress</b>
1	To improve the Council's CPA score	To formulate and ensure implementation of an action plan for the Use of Resources assessment	Asst. Dir. – Finance and I.T.	To attain a score of "good"	Evidence provided to Audit Commission by end of September. Results of their evaluation awaited.
2	Completion and reporting of Final Accounts by end of June 2007	Close down on high level estimates and carry out early reconciliation of data	Accountancy Manager	Completion by deadline and accounts unqualified after audit	Completed by deadline and no audit issues raised
3	More efficient processing of sundry	To expand the proportion of sundry debt collected by	Accountancy Manager	Percentage of sundry debt invoices	Those paying by standing order currently being targeted.

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress</b>
	debt	direct debit.		collected by direct debit	
4	More efficient collection of rents	To introduce the use of AUDDIS and paperless direct debit	Accountancy Officer (DB)	To reduce costs of rent collection	Migration plan completed. Application and core information obtained from bank.
5	To streamline exchequer processes	To implement agreed changes arising from the ongoing business improvement project	Senior Accountancy Officer	% of changes implemented	Programme plan developed and monitored to ensure work carried through by end of financial year.
6	To further streamline the process of accounting for income received	To integrate data from different systems e.g. Financial Director	Senior Accountant	Reduce cost of processing	Work ongoing to integrate Gladstone leisure system with Agresso financial system.
7	To improve and formalise budget preparation process	To fully exploit the tools available in the Financial Management System	Accountancy Manager	Information prepared more quickly	Further training given on use of exceleator reporting tool. Report being created on Agresso to generate master budget.

### **Revenues and Benefits Action Plan 2007/08**

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress</b>
1	To improve customer service to all benefit claimants	As per Benefits Business Plan.	Benefits Manager	No. of complaints/ days to process claims	No official complaints received to date. Waiting times at counter reduced following operational changes
2	To improve the system of recovering benefit over-payments	As per Benefits Business Plan.	Deputy Benefits Manager	Percentage recovered	Systems review conducted and several process changes being implemented.
3	To increase the instances of claim	To target the provision of information to support benefit	Benefits Manager	Reduced processing times	Additional check form with claim form piloted. Results being analysed.

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress</b>
	information submitted correctly by the customer first time	claims			
4	To attain above average performance for all benefit fraud performance measures	As per Benefits Investigation Business Plan.	Benefits Investigation Manager	To achieve PI targets	Target may not be met for prosecutions and sanctions
5	To encourage payment of council tax and NNDR by most cost efficient methods	To increase %age of payers using direct debit facility by promotion of weekly payment	Revenues Manager	To achieve target	%age increased for council tax from 62% to xx % for council tax and from 50% to xx% for NNDR
6	To ensure council tax and NNDR billing is adhering to best practice	To increase compliance with best practice guidelines	Revenues Manager	Level of compliance with best practice	Compliance increased
7	To ensure recovery of council tax and NNDR is adhering to best practice	To increase compliance with best practice guidelines	Recovery Manager	Level of compliance with best practice	Compliance increased
8	To improve responsiveness to customer enquiries and management of information	To implement document image processing, workflow and customer relationship management within revenues function	Revenues Manager/ Recovery Manager	No. of complaints/ days to process changes	No target date set for implementation. Changes figure slightly below target of 90%. No official complaints received and any instances of customer dissatisfaction dealt with promptly.
9	To update customer	Implementation of ADDACS	Revenues Manager	To increase percentage	System now live reducing transaction

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress</b>
	accounts promptly	and ARRUD		of council tax and NNDR recovered	costs of direct debit processing.

**Information Technology Action Plan 2007/08**

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress</b>
1	Further develop CRM system	Rollout CRM to agreed timetable	CDeGP Partnership	E-enable service requests as per E-government Partnership timetable	IT section will support any proposed development of the CRM system
2	Further develop IT security/ disaster recovery	As outlined in external audit reports	Asst. I.T. Manager	%age of external audit recommendations carried out	Performance issues with connection to DR site. Sedgfield Borough Council staff pressurising supplier to resolve. IT security seminars held for all staff.
3	To tailor service to meet customer needs	To conduct detailed customer survey and act upon results	Head of I.T	Survey conducted and action taken in response	Survey issued and responses analysed. Action plan being developed.
4	To enhance performance management within the I.T. function	To benchmark cost and performance against high performers	Head of I.T	Compare performance and act upon results	Local performance measures adopted. Performance to be reviewed

**Internal Audit Action Plan 2007/08**

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Progress to Date</b>
1	To comply with CIPFA Code on Internal Audit	Ensure 90% of audit recommendations are implemented	All audit staff	To meet target	Performance to date is 84%
2	To support revised arrangements for demonstrating Value for Money in the Council's budget	To support Value for Money studies	Senior Internal Auditor	Audit Commission approved on Use of Resources assessment	Services offered to CDU
3	To contribute towards improved assessment under CPA	To support improvement work relating to Use of Resources Assessment especially internal control	Senior Internal Auditor	Audit Commission approved on Use of Resources assessment	Evidence gathered for end of September deadline
4	Raise internal Audit profile and demonstrate effectiveness to internal customers	Promote work through reports to Overview and Scrutiny Committee and Management Team	Asst. Dir. – Finance and I.T.	Number of reports to Corporate Management Team and Overview and Scrutiny	Reports every quarter to CMT and six monthly to Overview and Scrutiny Committee
5	To maximise completion of annual Audit Plan	Improve speed of turnaround of reports from draft to final stage	All audit staff	Ensure 95% completion	Projected figure is 90% due to staff sickness.
6	To support the Council's data quality arrangements	To audit the completion of high risk performance indicators	All audit staff	Score achieved on data quality KLOE's	Work being undertaken on a number of PI's

### **Committee Services & Member Support**

	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Status</b>
1	To revise working practices to ensure that service is delivered in the most effective and efficient manner	To conduct a thorough review of operational practices & procedures	Committee Services Manager	Review conducted and action taken in response	Ongoing.
2.	To ensure that all members are aware of their responsibilities and are confident in their role	Conduct member training for all members	AD – Admin. & Legal/ Committee Services Manager	Training Programme delivered in May/June 07	Induction training carried out in May/June and training in place for 2007/8
3.	To promote the Members Charter	To draw up and implement an action plan to achieve the Members Charter in accordance with national accreditation scheme	AD – Admin. & Legal/ Committee Services Manager	Charter Achieved	Ongoing.

### **Election Services**

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Status</b>
1	To revise working practices to ensure that service is delivered in the most effective and efficient manner	To conduct a thorough review of operational practices & procedures	Democratic Services Manager	Review conducted and action taken in response	Ongoing
2	To increase return rate of Electoral Canvass forms to 97%	To improve the training provided to canvassers	Democratic Services Manager	Training programme delivered in July 07	Training completed successfully
3	To maximise return of	Issue reminders to	Democratic Services	Reminders issued	Completed

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Status</b>
	Personal Identifier information in respect of Absent Voters, in order to reduce the incidences of fraud in this area	postal/proxy voters to prompt return of information	Manager		
4	To encourage greater voter turnout at Local and Parish Elections	Increase use of media to promote the election	Democratic Services Manager	Turnout increased	Advertising increased but did not make a significant impact on turnout. Further research is taking place to seek to improve performance prior to next elections.

### Land Charges

<b>No.</b>	<b>Objective</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Success Measures</b>	<b>Status</b>
1	To revise working practices to ensure that service is delivered in the most effective and efficient manner	To conduct a thorough review of operational practices & procedures, including improved usage of SX3 and GIS systems	AD – Admin & Legal	Review conducted and action taken in response	Ongoing
2	To process local searches as quickly and efficiently as possible	To achieve BVPI of percentage searches conducted within 10 days	Land Charges Officer	Target of 99.4% achieved	No longer a BVPI but performance still monitored. 100% for

No.	Objective	Action	Responsible Officer	Success Measures	Status
		of 99.4%			1 <sup>st</sup> quarter
3	To adapt the service to respond to the statutory Home Information Packs scheme (in force 1 <sup>st</sup> June 2007)	To review the service and requirements of the HIP scheme and make any necessary adjustments to method of service delivery	AD – Admin & Legal/Land Charges Officer	HIP request successfully processed within appropriate timescales	Completed on target.
4	To adapt the service to respond to the likely changes to the national form Enquiries (Con 29)	To review the service and requirements of the revised Con 29 and make any necessary adjustments to method of service delivery	AD – Admin & Legal/Land Charges Officer	Search requests successfully processed within appropriate timescales	Completed on target.

### Legal Services

No.	Objective	Action	Responsible Officer	Success Measures	Status
1	To revise working practices to ensure that service is delivered in the most effective and efficient manner	To conduct a thorough review of operational practices & procedures	AD – Admin & Legal	Review conducted & action taken in response.	Partially completed. Remainder ongoing.
2	To tailor service to meet customer needs	To conduct detailed customer survey & act upon results, inc. the introduction of routine work service standards	AD – Admin & Legal	Survey conducted and action taken in response	Survey to be undertaken in Jan 08.
3	To develop and implement a land disposal policy and procedure	Consider best practice advice and produce policy and procedure	AD – Admin & Legal	Policy and procedures implemented	Completed. Policy adopted by Council with effect

No.	Objective	Action	Responsible Officer	Success Measures	Status
		which reflects local circumstances			from 1 <sup>st</sup> November 2007.
4		Devise and implement a procedure to ensure that Home Information Packs are produced for sales of all misc. dwellings	AD – Admin & Legal/ Legal Services Manager	Policy and procedures implemented	Delayed due to revised government guidance. On target to meet revised guidance.
5	To process section 106 agreements as swiftly as possible to assist in achieving BVPI's in relation to planning applications	To develop and implement a procedure for processing section 106 agreements	AD – Admin & Legal/ Legal Assistant (CG)	Policy and procedures implemented	Completed.
7	To fulfil the Council's objectives in relation to car parking	To draft and implement a new Off Street Car Parking Order	Legal Services Manager	Off Street Car Parking Order in force	Awaiting instructions from client dept.

### 1<sup>st</sup> Stop Shop

No.	Objective	Action	Responsible Officer	Success Measures	Status
1	To revise working practices to ensure that service is delivered in the most effective and efficient manner	To conduct a thorough review of operational practices & procedures	AD – Administration & Legal/ Corporate Customer Care Officer	Review conducted and action taken in response	Ongoing (using NAC Business Improvement Techniques programme)
2	To improve satisfaction with customer interactions	Extend the use of CRM to manage Customer	AD – Administration & Legal/ Corporate	To achieve a customer satisfaction level of	Ongoing – increased range of services

No.	Objective	Action	Responsible Officer	Success Measures	Status
		Enquiries and Interactions	Customer Care Officer	80%	being developed and implemented. Programme of service extension agreed.
3	To monitor and improve service efficiency and effectiveness	Devise & implement appropriate performance indicators, performance monitoring and reporting procedures	AD – Administration & Legal/ Corporate Customer Care Officer	Indicators, monitoring and reporting in place and utilised	Indicators being developed as part of NAC activity.

### council plan

8. The Department contribute towards a number of actions within the Council Plan as shown below:

Council Plan Ref.	Council Plan Outcome	Progress to Date
L3	More Council employees with accredited qualifications	Departments supports the attainment of formal qualifications for a number of employees such as IRRV Technician and CIPFA
EN2	A Council that is a positive example on the issue of climate change and is recognised as being amongst the best in class	Energy Management Policy being implemented to reduce consumption across major buildings and facilities
H2	Improved well-being of citizens	Pro-active campaign of encouraging housing and council tax benefit take up continuing
OD2	An improving CPA score	Contributing to corporate working groups and evidencing improved use of resources. Carrying out best value review into revenues function to generate further service improvement.
OD4	Improved Value for Money	Assisting in embedding value for money principles in corporate processes e.g. through the annual budget

## **conclusions**

9. The Department continues to perform well as measured by performance indicators. It is also contributing towards the broader corporate agenda in areas such as climate change and CPA re-categorisation.

**RECOMMENDED** that Members note the report.

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**Officer responsible for the report**

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## CENTRAL RESOURCES COMMITTEE

14 NOVEMBER 2007

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Report of the Strategic Director for Resource Management

### **APPLICATION FOR A CONTRIBUTION FROM THE COMMUNITY FUND FROM AUCKLAND YOUTH AND COMMUNITY CENTRE**

#### **purpose of the report**

1. To allow Members to consider a request from Auckland Youth and Community Centre for a donation from the Community Fund.

#### **background**

2. Auckland Youth and Community Centre is situated in the centre of Woodhouse Close Estate.
3. Although the centre services the Woodhouse Close Estate, it is an open centre, welcoming groups, organisations and individuals from outside the area to utilise the centre, its activities and provision.
4. Recently, the centre's boiler has broken down. Without a fully functioning boiler, especially given the time of year, the centre will almost certainly struggle to remain open regularly.

#### **benefits to the community**

5. Auckland Youth and Community Centre serves the local community of Bishop Auckland, and more specifically Woodhouse Close Estate, in a variety of ways. The centre houses an After School club which runs two afternoons per week, providing a warm, safe environment for children to engage in a variety of activities that are both educationally based as well as being fun.
6. The centre also provides Out Of School Childcare for working families or those who are working to further their career by training. The facility is available five days a week and there is also the provision of holiday care for all school holidays excluding bank holidays.
7. Other activities include dance sessions, five a side football. The centre is also used by a variety of outside bodies such as Bishop Auckland College, Surestart and Job Search.
8. Woodhouse Close Residents Association use the centre for its monthly meetings and most of their administration is done by the centre's staff. The centre is also used for Social Care and Health programmes.

## **proposal**

9. Total funding of £3600.00 is required for the purchase and installation of a new boiler.
10. Durham County Council have committed to providing 50% of the total cost.
11. Auckland Youth and Community Centre have therefore requested a donation of £1800.00 from the Community Fund.

## **financial implications**

12. There are sufficient monies in the Community Fund to meet the request from Auckland Youth and Community Centre.

## **conclusion**

13. Members instructions are requested.

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**Officer responsible for the report**

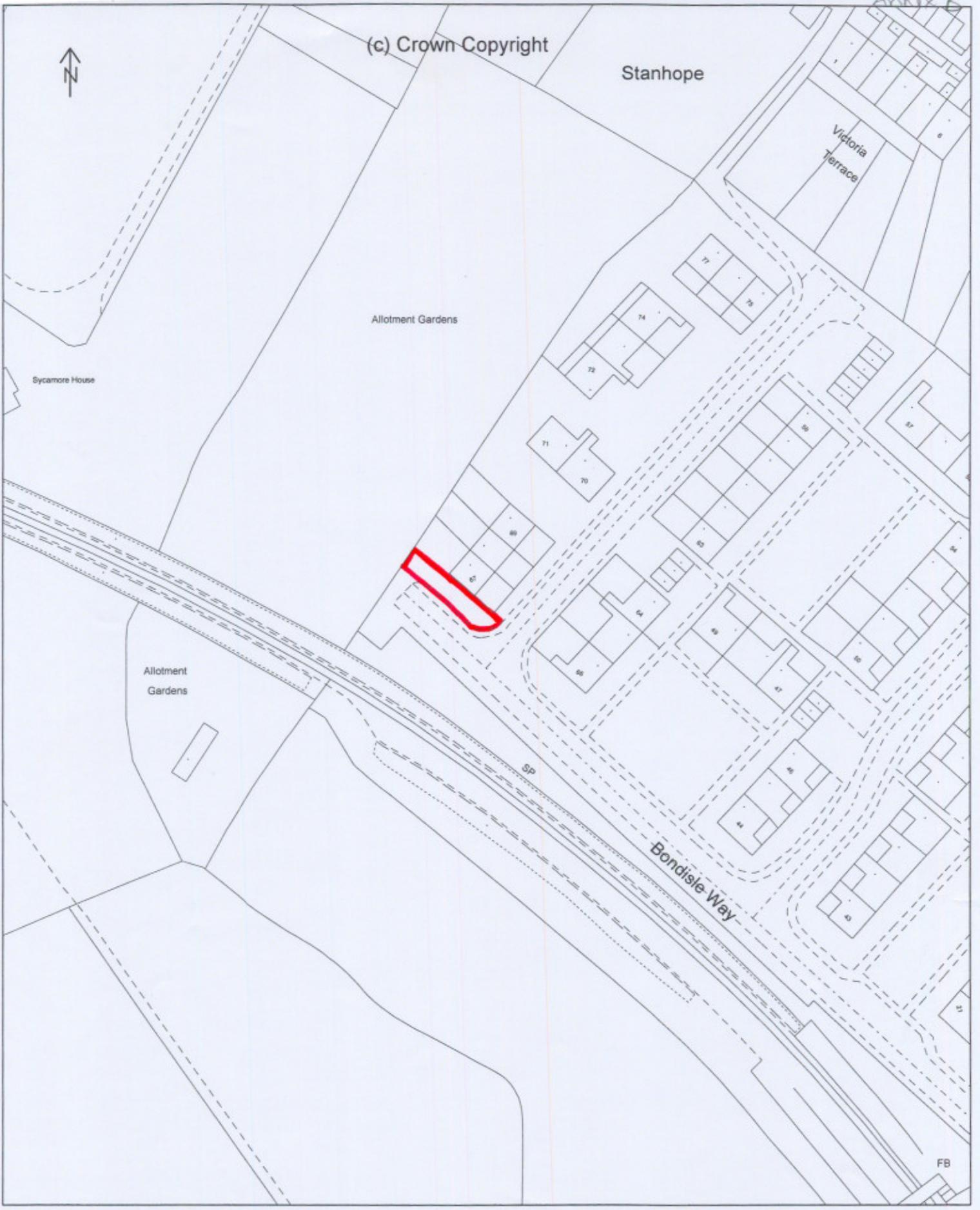
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Land adjacent to 67 Bondisle Way Stanhope

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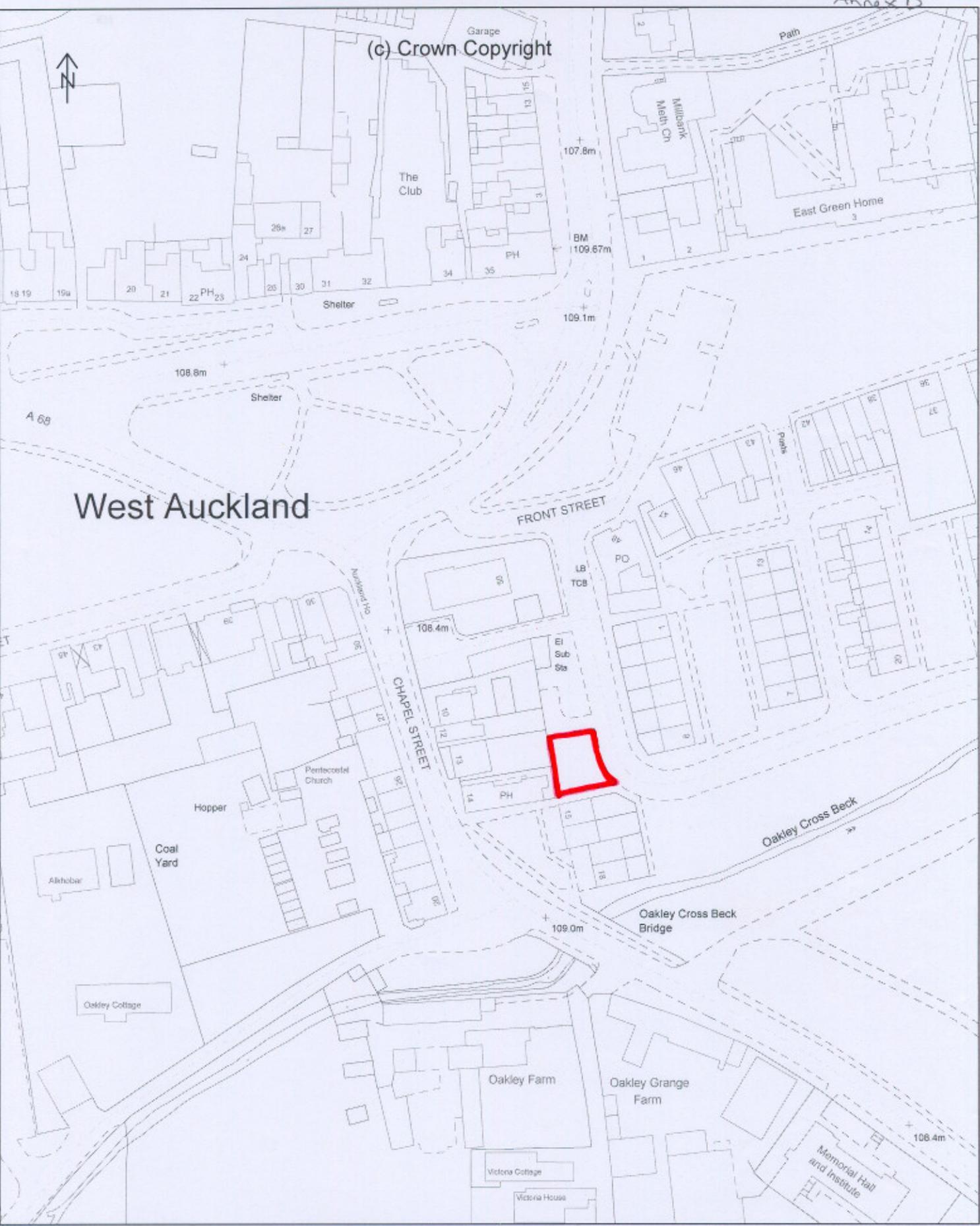
Land adjacent to 29 Riverside South Church Bishop Auckland

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NZ2128NE

Annex D

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West Auckland

LAND AT THE REAR OF THE EARL OF WARWICK PUBLIC HOUSE

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Annex 17

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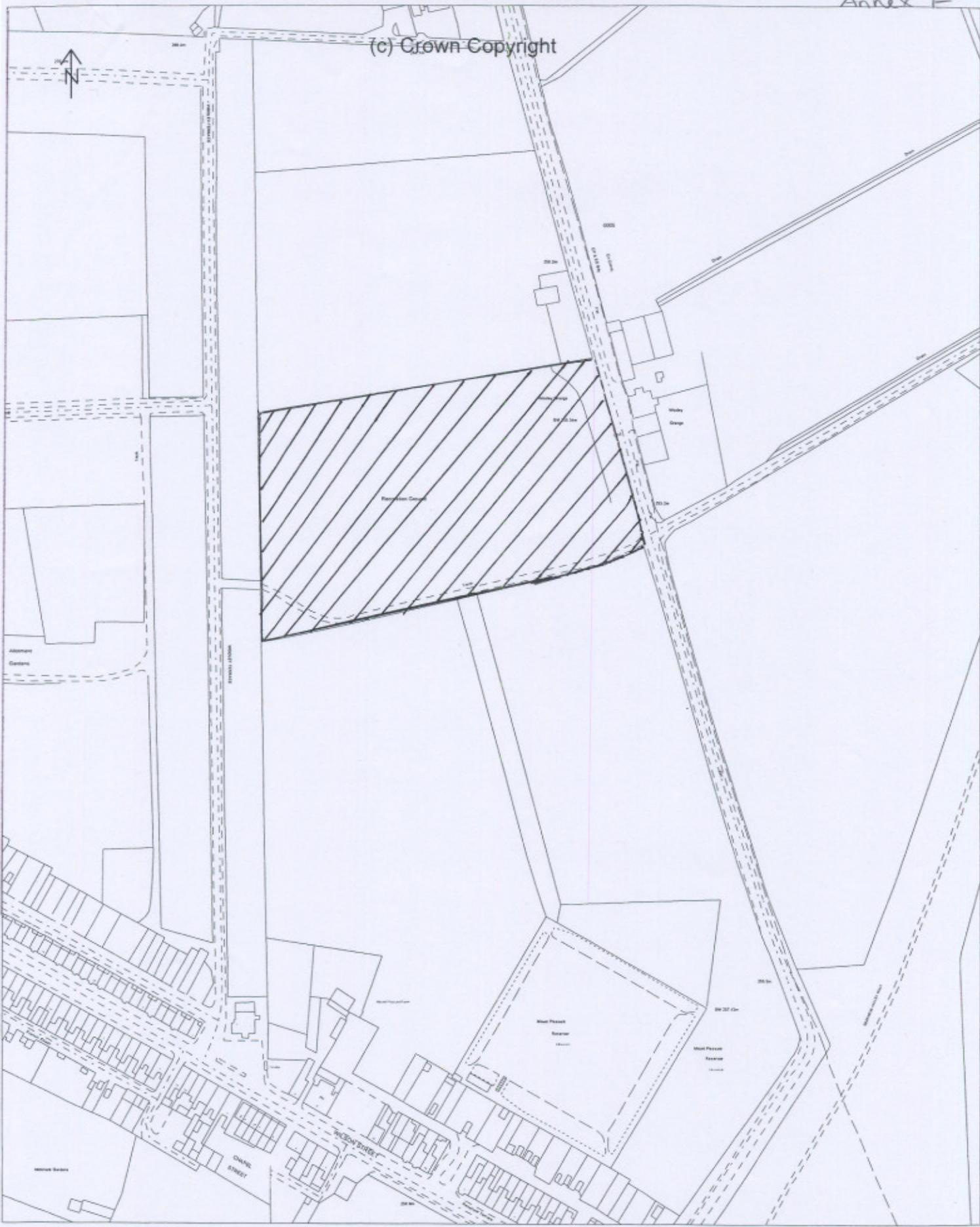


Land adj. to No. 47 Shawbrow View, Bp. Auckland

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 NZ2027NE

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Land to the east of Wooley Terrace, Stanley, Crook

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 NZ1637NE

Annex G



**WEAR VALLEY DISTRICT COUNCIL**

Access at Church Street, Coundon

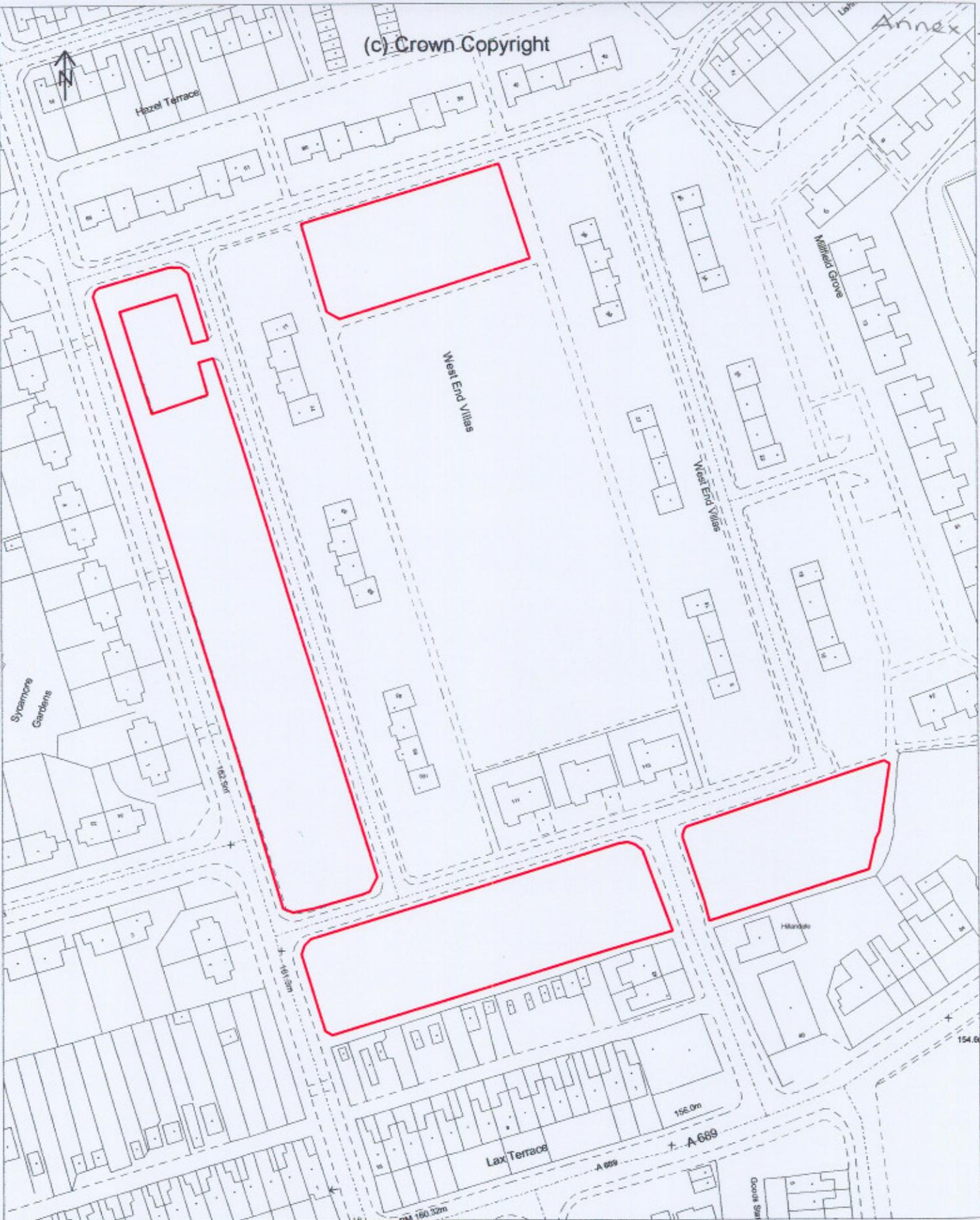
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SCALE: 1:1000

MAP REF: NZ2329NE

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Annex I



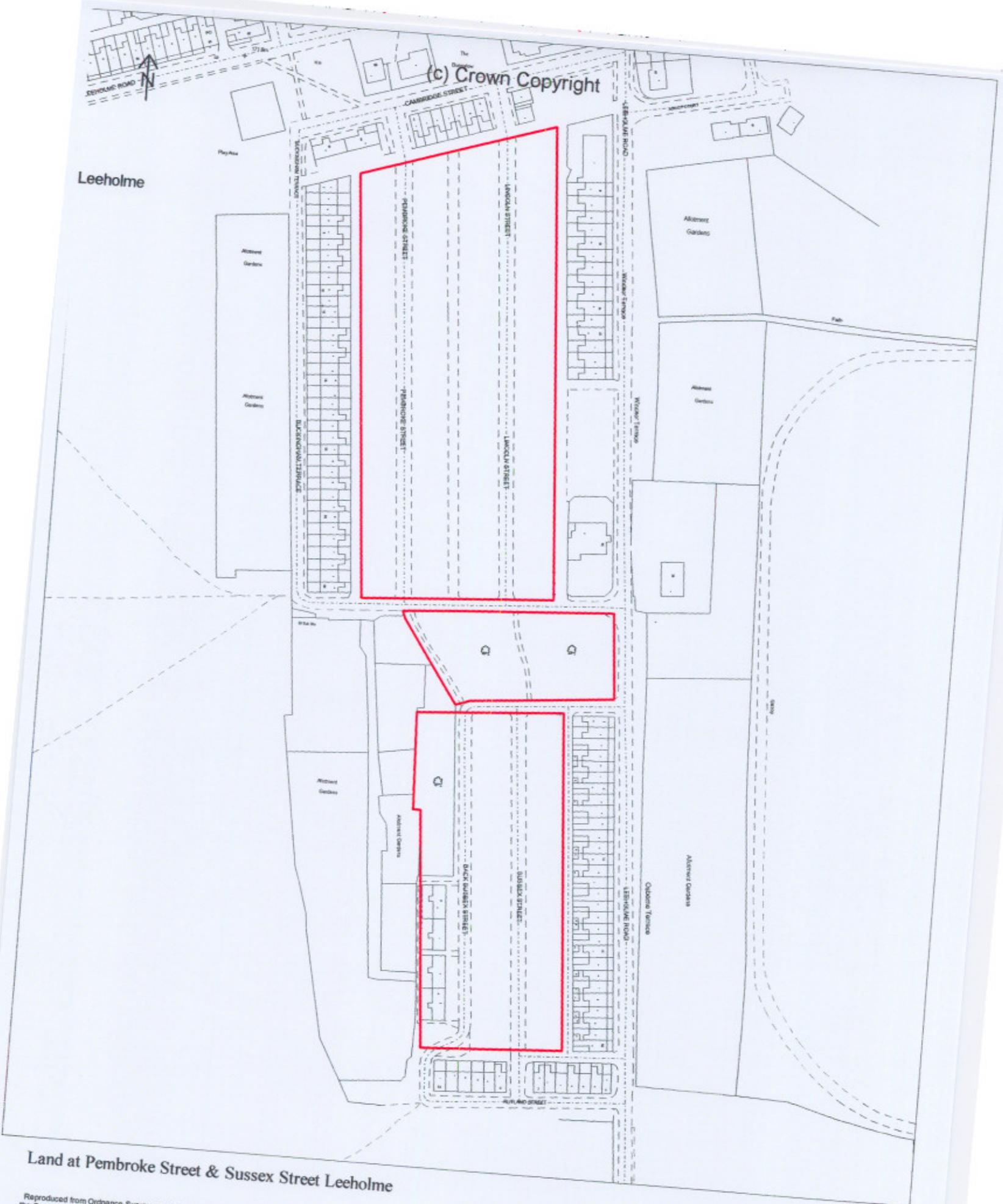
**Land at West End Villas Crook**

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Leeholme

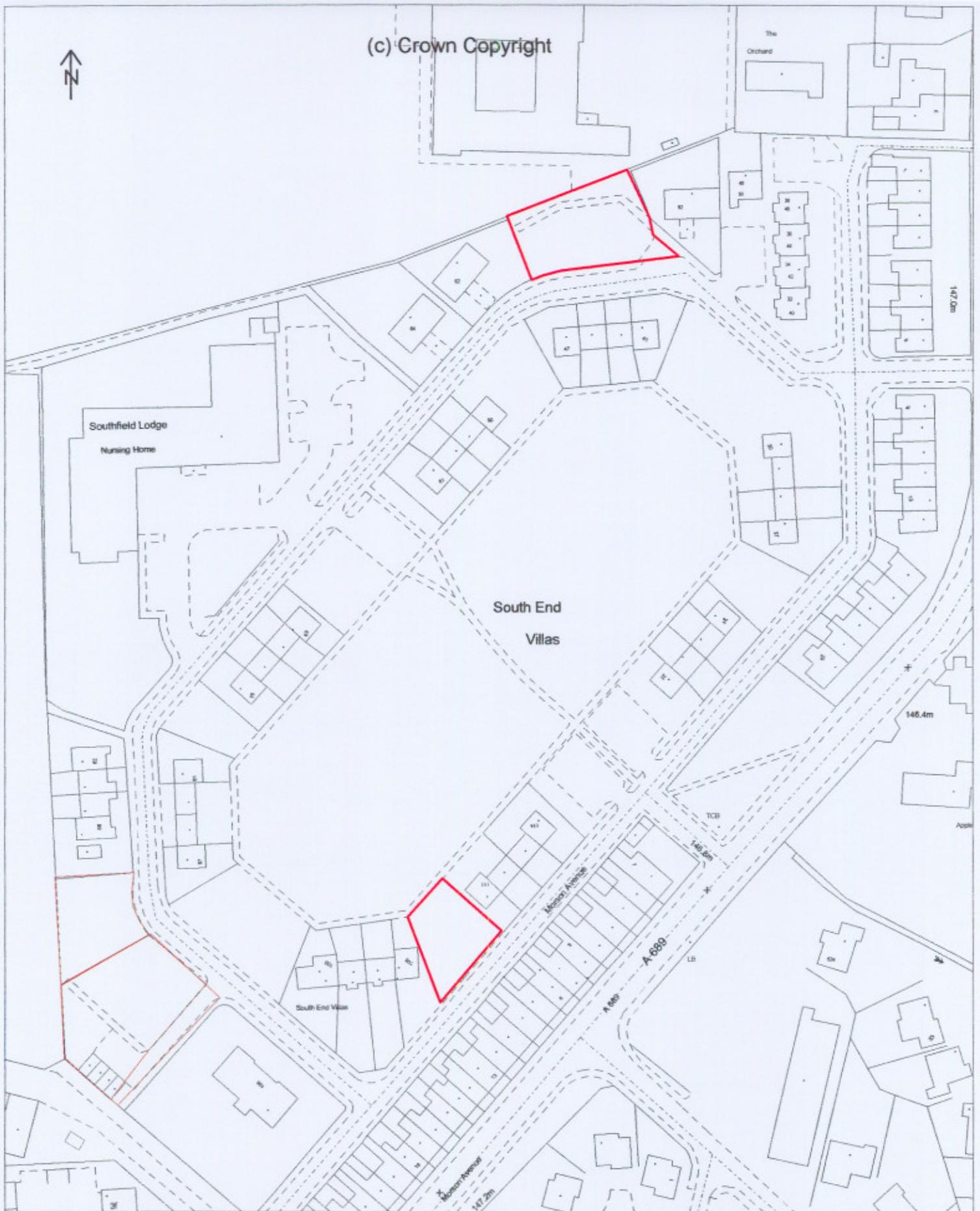


Land at Pembroke Street & Sussex Street Leeholme

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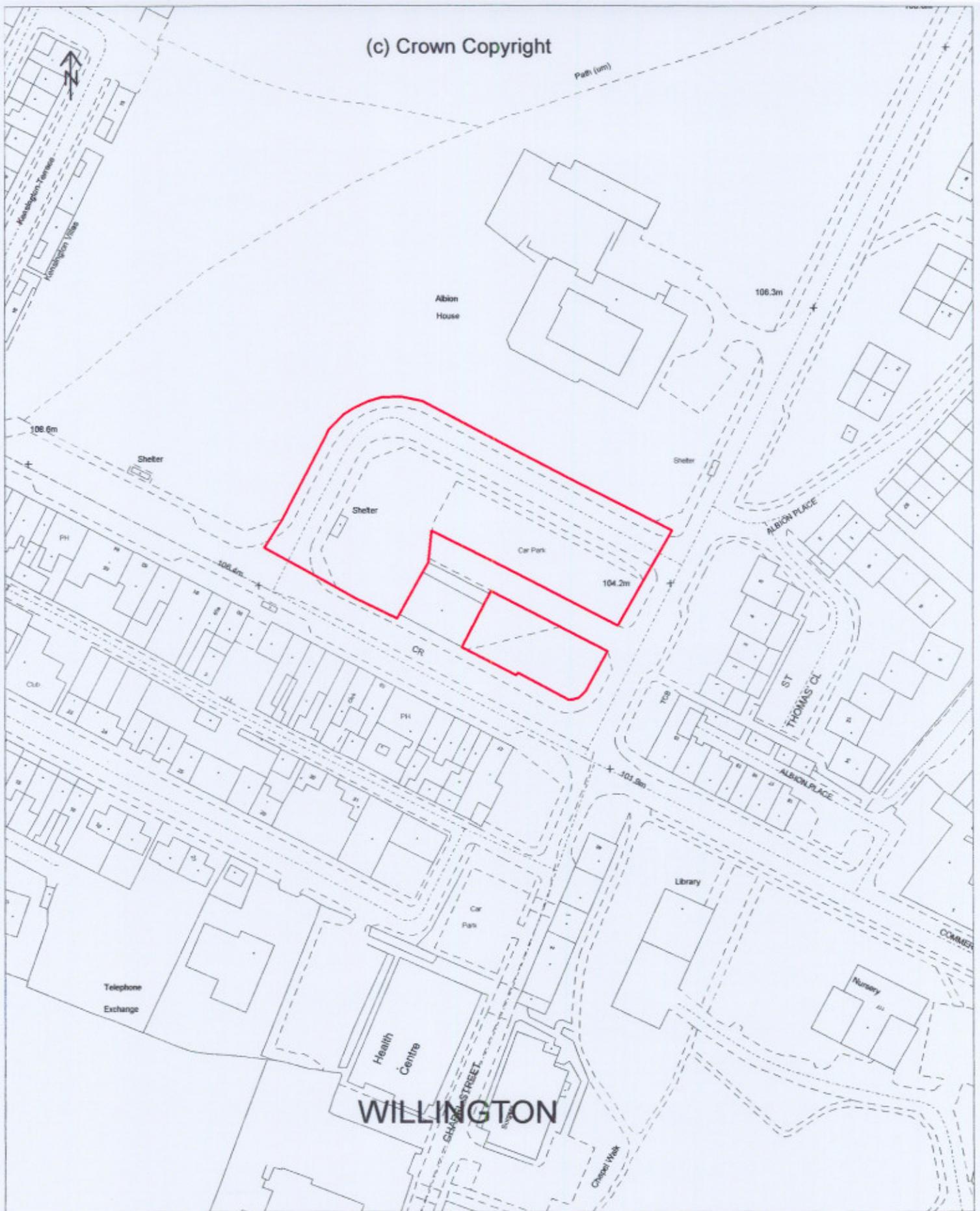


### Land at South End Villas Crook

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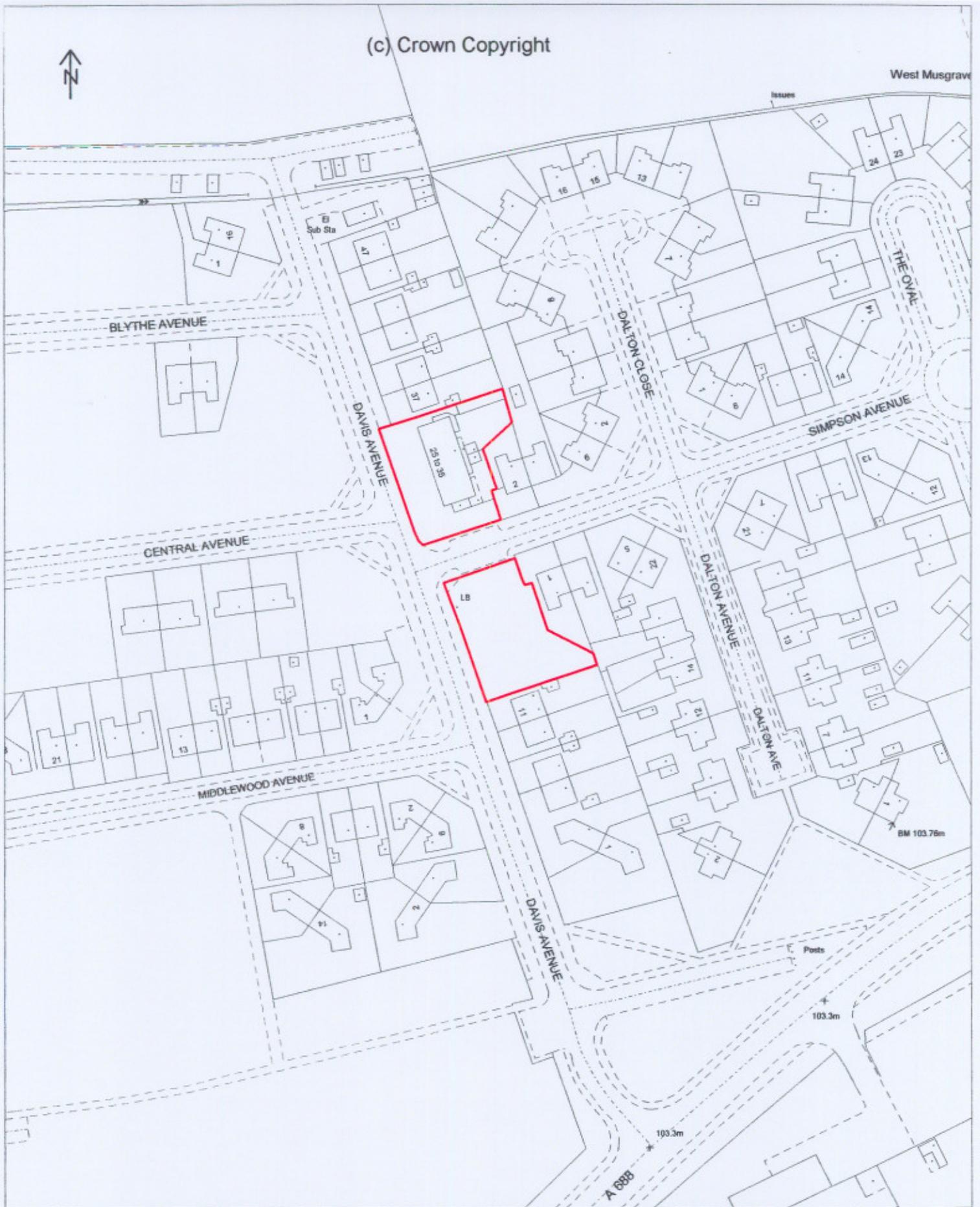


### Land off High Street Willington

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Sites of 13-23 & 25-35 Davis Avenue St Helen Auckland

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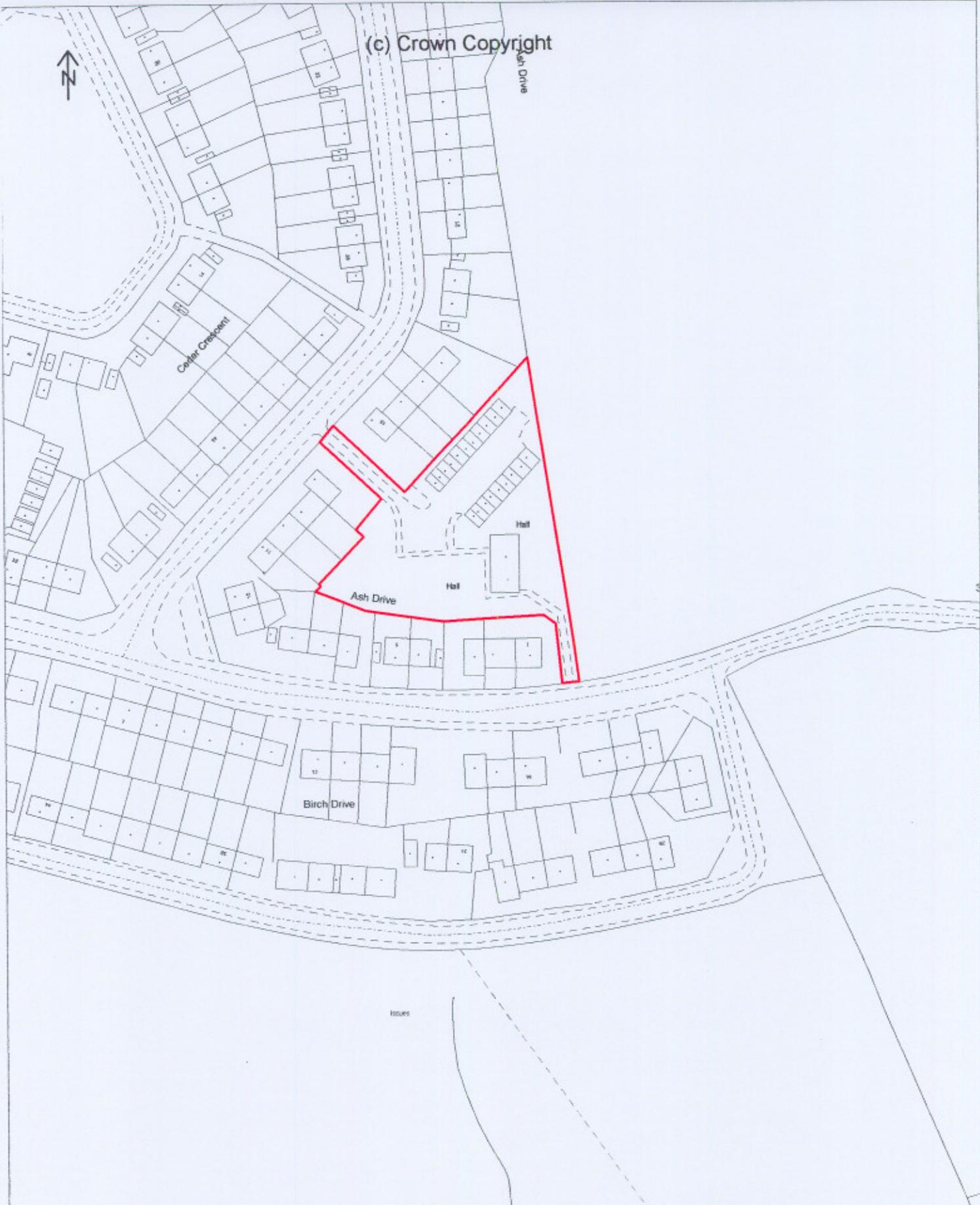
Eldon Lane

Land at The Hollow Eldon Lane

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Wear Valley View Ash Drive Wellington

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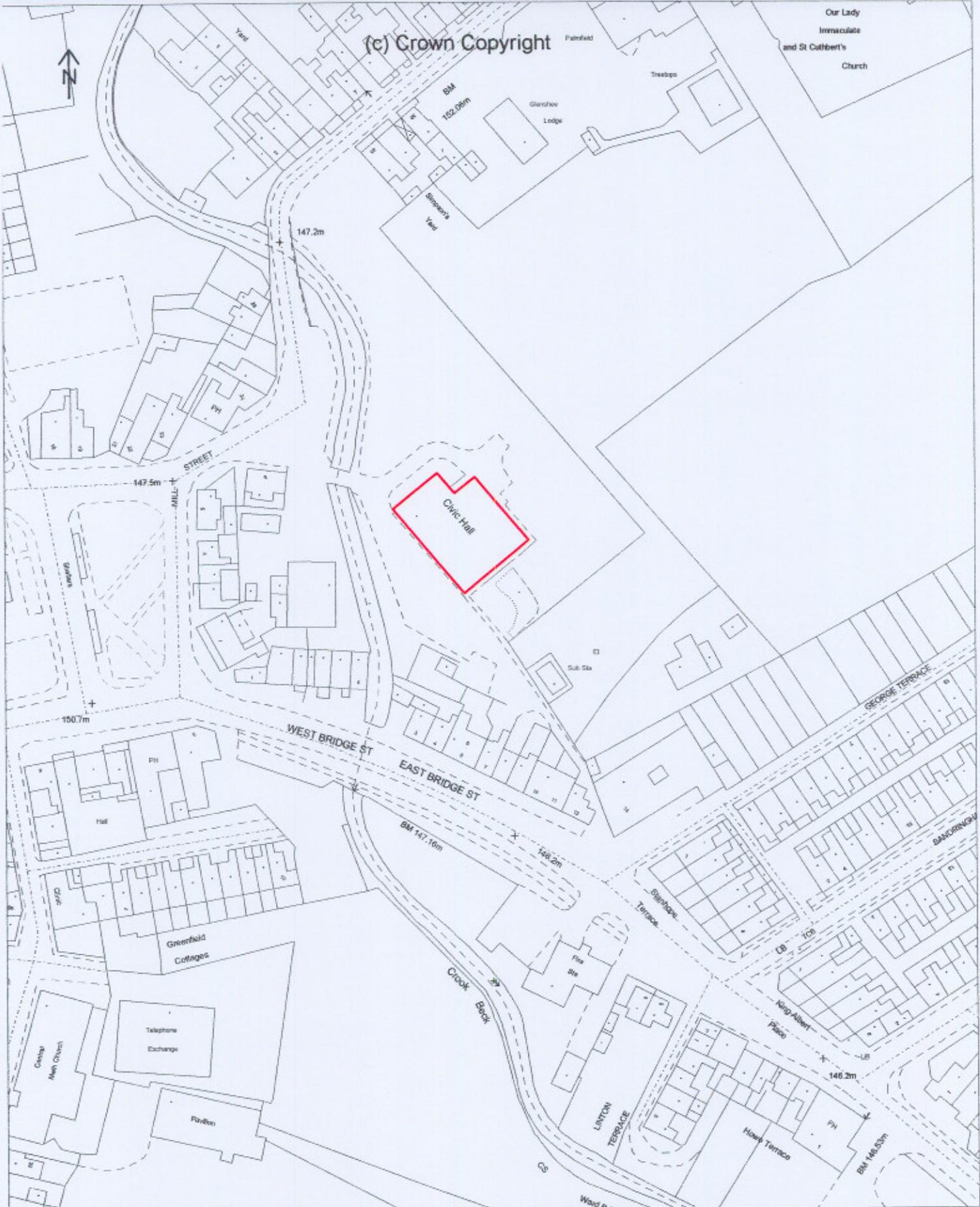
6060



### Land adjoining 1 & 20 Lilac Gardens Crook

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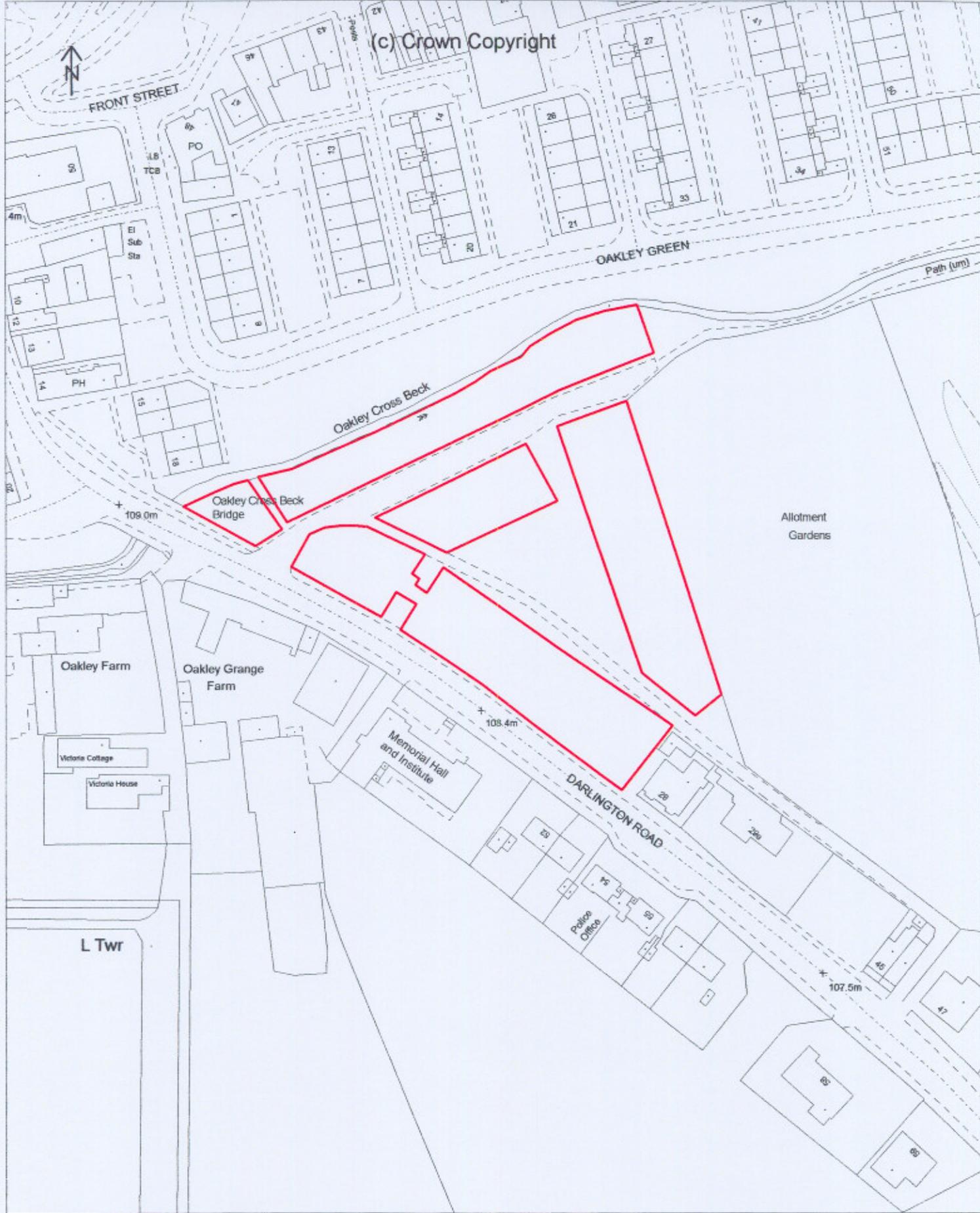


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**Civic Hall Crook**

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NZ1635NE



**Land at Darlington Road West Auckland**

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NZ1826SW

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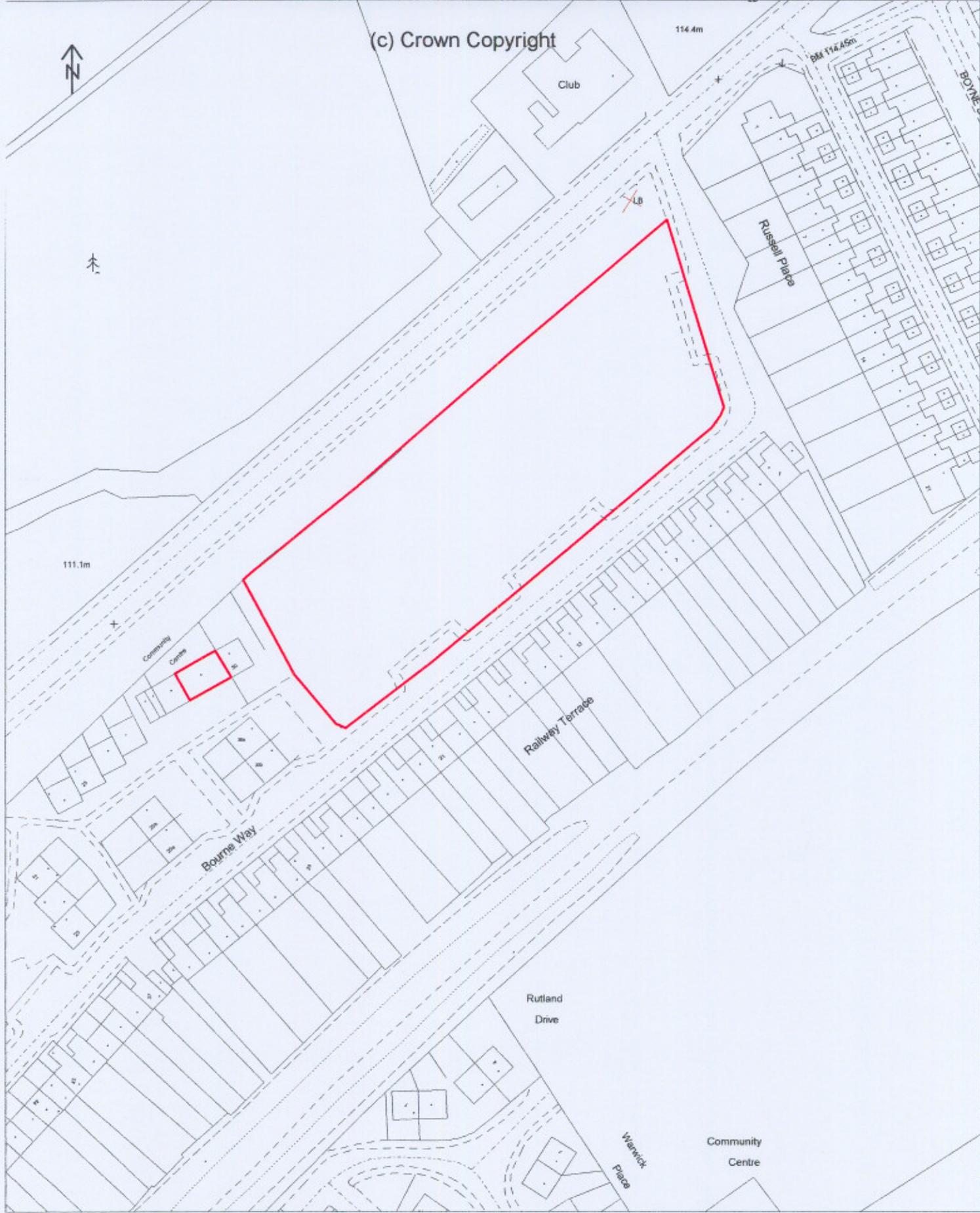


Bedburn Close Crook

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NZ1735SW

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**Common Room & Residential Development Bourne Way Willington**

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NZ2035SW

DV Asset No. where known	Address	Action to Date	Proposed Action 2006	Proposed Action 2007	Disposal Priority	DV Open Market Value £
4.28	Land at West End Villas, Crook. Map ref NZ 1535	Four plots of land within existing local authority housing estate. Not specifically identified on Adopted Plan but within settlement boundary. Total area of plots approx. 0.85 ha.	<b>Retain</b> - Could be suitable for self build – will be released after South End Villas but as greenfield site may be planning issues to resolve	Would be suitable for affordable housing. Should be marketed as a whole with concept statement prepared by Regeneration Department.	3	1,000,000
4.25	Land at Pembroke Street, Leeholme. Map ref NZ 2430	Approx. 1.6 ha. of land identified on Adopted Plan 1997 as land suitable for residential development. It is understood that existing services on the site would require re-routing prior to any development.	<b>Transfer</b> - this land is available for development now and could be marketed. A Planning Brief was prepared some time ago. Land almost adjacent to DV ref 4.26 below. Could parcel land together as Council owns strip in middle. Transfer to Regeneration company	Dispose (with Sussex Street below) as part of a scheme. Development brief to be prepared by Regeneration Department asap.	1	500,000
4.26	Land at Sussex Street, Leeholme. Map ref NZ 2430	Approx. 0.74 ha. of land identified on Adopted Plan 1997 as land suitable for residential development. It is understood that existing services on the site would require re-routing prior to any development.	Transfer - this land is available for development now and could be marketed. A Planning Brief was prepared some time ago. Land almost adjacent to DV ref 4.25 above. Could parcel land together as Council owns strip in middle. Transfer to Regeneration company	Dispose (with Pembroke Street above) as part of a scheme. Development brief to be prepared by Regeneration Department asap.	1	240,000
4.27	Land at South End Villas, Crook. Map ref NZ 1635	Seven small plots within established local authority housing estate 3,400 sq. m	<b>Disposal</b> - Land in process of being sold off for self build plots. 2 sites remaining to be marketed	Disposal for self-build affordable housing	3	150,000
4.19	Land off High Street, Willington	Land at north side of High Street, Willington. Identified on local plan for retail development. Estimated area 0.237 ha. Likely to be developed in conjunction with adjoining sites.	<b>Disposal</b> – possible joint marketing exercise with/DCC and adjoining owner being investigated.	Ongoing joint marketing with DCC	in progress	145,000
4.21	Sites of 25-35 Davis Avenue, St Helens Auckland. DL14 9DF	Former parade of shops now demolished. Land available for redevelopment.	<b>Transfer</b> - Possible marketing in future when adjoining land is developed. Transfer to regeneration company	Disposal	2	100,000
4.37	Land at The Hollow, Eldon Lane	Sites of former terraced housing extending to 7592 sq.m. Instructions required.	<b>Retain</b> - Part of site not in Council ownership. CPO to be made to assemble site for sale. Awaiting statement of reasons from Regeneration Department before this can be progressed	Dispose as part of a scheme. Development brief to be prepared by Regeneration Department asap.	1	100,000
4.12	Wear Valley View, Ash Drive, Willington DL15 OBN	Purpose built former common room on local authority housing estate. Erected circa 1976. Brick and tile construction in style of a bungalow. Approx. GIA 92.6 sq. m. Property has recently been demolished	<b>Disposal</b> - being marketed with the adjoining vacant garage plots land.No acceptable offers received - other options being investigated	Re-market through local agent	3	100,000
4.20	Sites of 13-23 Davis Avenue, St Helens Auckland. DL14 9DF	Former parade of shops now demolished. Land available for redevelopment.	<b>Transfer</b> - Possible marketing in future when adjoining land is developed and then transfer to Regeneration company	Disposal	2	88,000

DV Asset No. where known	Address	Action to Date	Proposed Action 2006	Proposed Action 2007	Disposal Priority	DV Open Market Value £
4.33	Land Adjoining 1 Lilac Gardens, Crook	Land previously used as garage site. Approx. 750 sq.m. Windfall site.	<b>Retain</b> - site could provide access to potentially larger development increasing value of asset	Disposal following the making of an outline planning application.	2	85,000
N/A	Civic Hall, Crook	Tentative enquiries from interested parties that have not come to fruition. Planning brief prepared	<b>Disposal</b> – Planning brief prepared and possibility of disposal with adjacent land under investigation	Ongoing negotiations regarding transfer/lease to community group	1	75,000
4.22	Land at Darlington Road, West Auckland. Map ref NZ 1826	Part of the site identified on Adopted Plan 1997 as land suitable for residential development. Land may be affected by flooding (identified by Environment Agency as within Oakley Cross Beck Flood Plain). Site may be worth more once flood defences are shown to protect the land. The site comprises of four separate parcels	<b>Transfer</b> - Site not completely in Council ownership. CPO to assemble site for disposal D.V. advises to retain land for the time being to see whether the flood defences are effective. Possible transfer to Regeneration company	Although a greenfield site, it may be suitable for affordable housing. Should be marketed as a whole with concept statement from Regeneration Department.	2	55,000
4.32	Land adjoining 20 Lilac Gardens, Crook	Land previously used as garage site. Approx. 426 sq. m. Windfall site.	<b>Retain</b> - site could provide access to potentially larger development increasing value of asset	Disposal following the making of an outline planning application.	2	54,000
4.08	2 Bedburn Close, Crook	Purpose built former common room on local authority housing estate. Erected circa 1973. Brick and tile construction in style of a bungalow. Approx. GIA 92.4 sq. m. Unused since 2002.	<b>Disposal</b> – to be marketed subject to planning position. Initial approach to be made to owners of 1 Bedburn Close	Neighbouring property up for sale. Consider joint marketing.	1	50,000
4.11	29 Bourne Way, Willington	Common Room. Property has no access or parking may have to retain sufficient land for a parking area from sale of the Bourne Way land	<b>Change of Use</b> – to be used for storage as disposal on open market likely to be unsuccessful	Dispose subject to advice from Regeneration Department on change of use.	3	50,000
N/A	Residential development land at Bourne Way, Willington	To be marketed shortly	<b>Disposal</b>	Use local agent	3	TBC
	<b>Key:</b>					
	Disposal Priority 1 = progress immediately					
	Disposal Priority 2 = within 6 months					
	Disposal Priority 3 = within 12 months					

**Housing Revenue Account Budget Monitoring Statement for  
Period April 2007 – September 2007**

	<b>Original Budget 2007/08</b>	<b>Projected Outturn 2007/08</b>	<b>Overspend/ (Underspend)</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>
Supervision & Management	3,353	3,353	-
Repairs & Maintenance	3,076	3,076	-
Debt Charges	1,765	1,765	-
Housing Subsidy	3,210	3,210	-
Bad Debts	0	0	-
<b>Total Expenditure</b>	<b>11,404</b>	<b>11,404</b>	<b>-</b>
Rental Income	(11,170)	(11,410)	(240)
Other Income	(205)	(205)	-
Interest on Balances	(30)	(30)	-
<b>Total Income</b>	<b>(11,405)</b>	<b>(11,645)</b>	<b>(240)</b>
<b>Deficit / (Surplus)</b>	<b>(1)</b>	<b>(241)</b>	<b>(240)</b>



- (ii) Recycling - Predicted payroll saving not achieved because of the delay in the implementation of the twin bin scheme – **£49,000 over spend**

### **Corporate and Other Services – Note 3**

- (i) Street Cleansing – Under spends relating to vacant posts - **£50,000 under spend**
- (ii) Investment Income - Improved cash flow due coupled with increases in interest rates - **£130,000 under spend**
- (iii) External Interest –additional borrowing following advice from our Treasury management advisors - **£100,000 over spend**
- (iv) Land Charges - Increased demand in first quarter - **£16,000 under spend**

ENVIRONMENT								
Cost Centre	Scheme Name	Budget Holder / Dept.		Approved Budget	Actual Apr - Sept	Projected 2007/08 (£)	Overspend / (underspend)	Outputs / commentary
				£000	£000	£000	£000	
C014	Eldon Lane Renewal Area	D Milburn - Community		100	6	80	(20)	Improvements to private dwellings and external environment within Dene Valley area. Under spend to be spent in other regeneration areas after obtaining committee approval
C041	Purchase of Refuse Vehicles	D Milburn - Community		135	126	135	0	Purchase of new vehicle. Ancillaries still to be purchased
C042	Civic Centre Alterations	T Carlton - Resource Management		60	4	60	0	Options being investigated including extensive replacement of lighting with energy efficient alternatives
C055	Purchase of Grounds Maintenance Plant	D Milburn - Community		180	155	155	(25)	New grounds maintenance fleet purchased resulting in improved standards of maintenance.A saving on the original estimate has arisen
C056	Purchase of Street Cleansing Fleet	D Milburn - Community		115	0	115	0	New street cleansing plant to be purchased - improved performance on street cleansing
C059	Contaminated Land	I Bloomfield - Environment & Regeneration		100	(4)	100	0	Site prioritisation in progress. Additional officer recruited to increase activity in relation to this activity.Spend anticipated on high priority sites during latter half of the year
C077	Car Park Improvements Programme	S Robertson - Environment & Regeneration		100	(5)	100	0	Allocation approved at Special Council meeting 04.09.07. Building improvement works and public realm improvements to the area north of the green, including improvements to the car park on East green.Scheme under development and full spend expected
C093	West Auckland Improvement Scheme	C Dillon - Environment & Regeneration	Expenditure	323	11	53	(270)	Delivery of project and funding secured by DCC. WVDC resource used as match funding and contribution to the scheme. Anticipated to be expended during 2007/8.
C093	West Auckland Improvement Scheme		Income	(270)	0	0	270	
			Sub Total	53	11	53	0	
C118	Twin Bin Refuse and Recycling Service	D Milburn - Community	Expenditure	560	271	560	0	Twin bin recycling service to be introduced to all residents of Wear Valley
C118	Twin Bin Refuse and Recycling Service		Income	0	(7)	0	0	Waste performance and efficiency grant
	Twin Bin Refuse and Recycling Service		Sub Total	560	264	560	0	
C122	Asset Management	S Reid - Resource Management		30	(5)	30	0	Double glazing to be fitted at three common rooms
C125	Wear Valley Building Enhancement Scheme	S Dawson - Environment & Regeneration	Expenditure	286	27	286	0	Significant number of grant offers made committing this expenditure and awaiting claims to be made by the individual developers and project sponsors.Full spend anticipated although some schemes may straddle the financial year end
C125	Wear Valley Building Enhancement Scheme		Income	(200)	(188)	(200)	0	
			Sub Total	86	(161)	86	0	
C144	Liveability Energy Efficiency Scheme	I Bloomfield - Environment & Regeneration	Expenditure	30	0	30	0	Interest and delivery of scheme progressing well.

C144	Liveability Energy Efficiency Scheme	Environment & Regeneration	Income	(30)	0	(30)	0	Substantial expenditure anticipated during autumn.
			Sub Total	0	0	0	0	
C149	Alternative Energy Systems in Public Buildings	S Dawson - Environment & Regeneration		60	0	60	0	Development work on-going. Full spend anticipated.
C150	Renewable Energy at Innovation House	S Dawson - Environment & Regeneration	Expenditure	45	0	45	0	Options appraisal and feasibility work on-going. Full spend anticipated
C150	Renewable Energy at Innovation House	S Dawson - Environment & Regeneration	Income	(23)	0	(23)	0	
			Sub Total	22	0	22	0	
C151	Alternative Energy Grants	S Dawson - Environment & Regeneration		30	3	30	0	Development work on-going. Full spend anticipated.
C152	Elite Hall Improvement Programme	S Wiper - Community		500	0	500	0	Allocation approved at Special Council meeting 04.09.07. Upgrade of Elite Hall to enable full community use.
C164	Leeholme Travellers	B Featherstone - Community		20	7	20	0	Allocation approved at Community Services Committee meeting 19.09.07. Installation of boulders to Leeholme to prevent illegal trespass and encampment on Council owned land.
C165	Hope Street Improvements	B Hope - Environment & Regeneration		500	0	500	0	Allocation approved at Special Council meeting 04.09.07. Constitutes the final part of the Crook Renaissance programme, involving improving the environment and buildings around Hope Street and including an allocation toward encouraging retail investment. Development on going and hope to achieve full spend by the year end
C169	Enhancement of Small Villages	B Hope - Environment & Regeneration		600	0	600	0	Allocation approved at Special Council meeting 04.09.07. Combination of retail/environmental/off highway schemes, designed to improve the physical appearance of small villages. Schemes under development and assessment. Full spend anticipated although works may potentially straddle years.
C171	Theatre Corner Improvements Bishop Auckland	B Hope - Environment & Regeneration		100	(15)	100	0	Allocation approved at Special Council meeting 04.09.07. Enhancement of Theatre Corner in Bishop Auckland. Budget includes £15k from arts money for the statue. Work programmed for delivery January - April with statue erected May / June so will require resource into 2008/9 - value TBC
C174	Improvement to Parks	D Milburn - Community		50	0	50	0	Allocation approved at Community Services Committee meeting 19.09.07. To address low satisfaction expressed by residents by improved signage, facilities and safety
C175	Replacement Recycling Vehicles	D Milburn - Community		80	0	80	0	Allocation approved at Community Services Committee meeting 19.09.07. Currently recycling vehicles are nearing the end of their useful economic life.

C176	Bus Turning Circle	D Milburn - Community		35	0	35	0	Allocation approved at Community Services Committee meeting 19.09.07. Construction of a bus turning circle to support the St Andrews Estate development and introduce regular, local transport services to vulnerable residents around Gent Road.
C177	Woodhouse Close Estate Improvements	D Milburn - Community		110	0	110	0	Allocation approved at Community Services Committee meeting 19.09.07. Continuation of last year's Proudfoot Drive scheme including landscaping and diversionary activities.
C178	Environmental Improvements - Willington	D Milburn - Community		25	0	25	0	Allocation approved at Community Services Committee meeting 19.09.07. Environmental improvements delivered in partnership with Groundwork West Durham.
C179	Environmental Improvements - Aclet Gate, Woodhouse	D Milburn - Community		15	0	15	0	Allocation approved at Community Services Committee meeting 19.09.07. Environmental improvements delivered in partnership with Groundwork West Durham.
C180	Environmental Improvements - West Auckland	D Milburn - Community		15	0	15	0	Allocation approved at Community Services Committee meeting 19.09.07. Environmental improvements delivered in partnership with Groundwork West Durham.
C181	Environmental Improvements - Sunnyside	D Milburn - Community		30	0	30	0	Allocation approved at Community Services Committee meeting 19.09.07. Environmental improvements delivered in partnership with Groundwork West Durham.
C182	Environmental Improvements - St Helens	D Milburn - Community		35	0	35	0	Allocation approved at Community Services Committee meeting 19.09.07. Environmental improvements delivered in partnership with Groundwork West Durham.
C529	Asbestos Survey	D Milburn - Community		25	17	25	0	Identification of asbestos materials within council assets
C542 - C553	Major Repairs Allowance + Decent Homes Programme	A Senior - ALMO		7,650	497	6,766	(884)	Tendering exercise for major works in progress. Majority of spend estimated in latter part of year. Estimated that 88% of programme will be spent this year. Slippage will be carried over into following year's programme.
<b>ENVIRONMENT TOTAL</b>				<b>11,421</b>	<b>900</b>	<b>10,492</b>	<b>(929)</b>	

<b>HEALTH &amp; WELL-BEING</b>								
<b>Cost Centre</b>	<b>Scheme Name</b>	<b>Budget Holder</b>		<b>Approved Budget</b>	<b>Actual Apr - Sept</b>	<b>Projected 2007/08 (£)</b>	<b>Overspend / (underspend)</b>	<b>Outputs / commentary</b>
				<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	
C001	Renovation Grants	D Milburn - Community		100	23	100	0	12 grants expected to be awarded during the year
C003	Disabled Facility Grants	D Milburn - Community		634	34	634	0	22 grants awarded to date. Additional grant received from Government. Extra £38,000 to be found from Council resources ( see projected savings on C147 etc.). Programme increased by further £400,000 at Special Council meeting on 04.09.07 due to high level of demand for service.
C146	Leisure Centre Improvements	D Milburn - Community		50	4	50	0	Report to Community Services Committee of 13th June 2007 highlighting areas for improvements to leisure facilities. These include removal of water slide and replacement of flooring.
C167	Youth Sport & Recreation Provision	A Frankcom - Community		300	0	300	0	Allocation approved at Special Council meeting 04.09.07. Improvements to sport and recreation provision.
C168	Community Transport	Bob Hope - Environment & Regeneration		200	0	200	0	Allocation approved at Special Council meeting 04.09.07. Creation of new schemes and possible expansion of existing schemes. Scheme under development and full spend currently anticipated.
C183	Shared leisure facilities Bishop Auckland	D Milburn - Community		50	0	50	0	Allocation approved at Community Services Committee meeting 19.09.07. Continuation of the Council's involvement in St John's School for jointly operated facilities.
C184	Improvements to Glenholme Leisure Complex	D Milburn - Community		40	0	40	0	Allocation approved at Community Services Committee meeting 19.09.07. Improvements to Glenholme Leisure Complex, including changing facilities and associated works.
C527	Disabled Facilities Grants - Public	D Milburn - Community	Expenditure	189	67	189	0	Grants made available to individuals
C527	Disabled Facilities Grants - Public		Income	(15)	0	(15)	0	
			Sub Total	174	67	174	0	
<b>HEALTH &amp; WELL-BEING TOTAL</b>				<b>1,548</b>	<b>128</b>	<b>1,548</b>	<b>0</b>	

POPULATION								
Cost Centre	Scheme Name	Budget Holder		Approved Budget	Actual Apr - Sept	Projected 2007/08 (£)	Overspend / (underspend)	Outputs / commentary
				£000	£000	£000	£000	
C170	Community Capital Fund	Bob Hope - Environment & Regeneration		500	0	500	0	Allocation approved at Special Council meeting 04.09.07. General fund to spend in localities to improve physical appearance or well-being. Scheme under development. Full spend anticipated.
C173	Extension & adaptations to 34 Gent Road	D Milburn - Community		30	0	30	0	Allocation approved at Community Services Committee meeting 19.09.07. Proposed additional funding for disabled grant to enable a family to remain together.
C523	Estate Demolitions	D Milburn - Community		75	34	75	0	Demolition of unwanted properties in partnership with Dale and Valley Homes. Anticipated demolition of 30 properties
	<b>POPULATION TOTAL</b>			<b>605</b>	<b>34</b>	<b>605</b>	<b>0</b>	

ECONOMY								
Cost Centre	Scheme Name	Budget Holder		Approved Budget	Actual Apr - Sept	Projected 2007/08 (£)	Overspend / (underspend)	Outputs / commentary
				£000	£000	£000	£000	
C065	Wolsingham Business Park	S Dawson - Environment & Regeneration	Expenditure	1,100	0	1,100	0	Outline planning permission granted this year, ongoing work now required with the developer although the timescales for the necessary work will preclude any spend being achieved in 2007/8 although there remains a commitment to deliver a business park in Wolsingham.
C065	Wolsingham Business Park		Income	(1,050)	0	(1,050)	0	
			Sub Total	50	0	50	0	
C066	Bracks Farm	S Dawson - Environment & Regeneration		145	0	145	0	Grant commitment made to developer for this development, although there remain issues in relation to land acquisition and the deliverability of this scheme in 2007/8.
C082	Innovation House Extension	S Dawson - Environment & Regeneration	Expenditure	0	0	143	143	Building work now substantially completed and first tenant working from premises. Some minor improvement and fixtures and finishings still required.
C082	Innovation House Extension		Income	0	(91)	(143)	(143)	
			Sub Total	0	(91)	0	0	
C089	South West Crook Industrial Extension	S Dawson - Environment & Regeneration	Expenditure	270	(14)	0	(270)	Discussions on-going with developers over the delivery of this scheme. Feasibility work for development options still on-going. Land purchase still anticipated to be achieved in this year with site servicing to follow in 2008/9.
C089	South West Crook Industrial Extension		Income	(21)	(21)	0	21	
			Sub Total	249	(35)	0	(249)	
C109	Eastgate - Stage 2	S Dawson - Environment & Regeneration	Expenditure	719	314	719	0	All contracts issued and work ongoing from 2006/7 into 2007/8. Project still on target to submit planning application in Autumn with substantial expenditure in next few months.
C109	Eastgate - Stage 2		Income	(623)	(15)	(623)	0	
			Sub Total	96	299	96	0	
C127	Economic Development Fund	Bob Hope - Environment & Regeneration		30	0	30	0	Fund likely to be used in latter part of year to lever in external financing for new projects
C128	BA Town Centre Renaissance	A Weston - Environment & Regeneration		300	4	300	0	Scheme undergoing development. Project Management element now approved by ONE and person recruited to post. Substantial development of external funding bid required for subsequent phases. Some expenditure anticipated but profile and contributions may need to be revised to maximise the external funding.
C166	Retail Premises/Living Above Shops	Bob Hope - Environment & Regeneration		200	0	200	0	Allocation approved at Special Council meeting 04.09.07. Involves the giving of grants to property owners to improve/bring back into use residential premises above shops. Scheme under development and full spend currently anticipated.
	<b>ECONOMY TOTAL</b>			<b>1,070</b>	<b>177</b>	<b>821</b>	<b>(249)</b>	

**ORGANISATIONAL EXCELLENCE**

<b>Cost Centre</b>	<b>Scheme Name</b>	<b>Budget Holder</b>	<b>Approved Budget</b>	<b>Actual Apr - Sept</b>	<b>Projected 2007/08 (£)</b>	<b>Overspend / (underspend)</b>	<b>Outputs / commentary</b>
			<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	
C126	Positional Accuracy Tool	C Dillon - Environment & Regeneration	18	6	18	0	Successful pilot scheme. Commitment made to implement the full proposal on-going and expenditure expected to be incurred during Q2 / Q3.
C130	PC Replacement Programme	A Maxwell - Resource Management	100	2	100	0	Spend still to take place. Budget based upon 3 year replacement programme for all PC's
C148	Battery Back Up System for Civic Centre	T Carlton - Resource Management	6	6	6	0	Work completed
	<b>ORGANISATIONAL EXCELLENCE TOTAL</b>		<b>124</b>	<b>14</b>	<b>124</b>	<b>0</b>	

<b>GRAND TOTAL</b>	<b>14,768</b>	<b>1,253</b>	<b>13,590</b>	<b>(1,178)</b>
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**CAPITAL PROGRAMME FINANCING**

	<b>Approved Budget £000</b>	<b>Projected 2007/08 (£) £000</b>	<b>Difference (£) £000</b>
SUPPORTED BORROWING (DECENT HOMES)	5,000	5,000	0
SUPPORTED BORROWING (OTHER)	800	800	0
MAJOR REPAIRS ALLOWANCE	2,650	1,766	(884)
CAPITAL RECEIPTS	6,318	6,009	(309)
<b>TOTAL</b>	<b>14,768</b>	<b>13,575</b>	<b>(1,193)</b>

Outcome
Improved environment
Potential for reduction in carbon footprint
Reduction in carbon footprint and efficiencies
Potential for reduction in carbon footprint
Potential for reduction in carbon footprint
Improvements to natural environment
Improved environment
Improvements to built environment and increased value for money
Improved recycling rate / environment
Reduction in carbon footprint
Improvements to built environment
Reduction in carbon footprint and efficiencies

Reduction in carbon footprint and efficiencies
Reduction in carbon footprint and efficiencies
Reduction in carbon footprint and efficiencies
Reduction in carbon footprint
Improved environment
Improved environment
Improvements to built environment
Improvements to built environment
Improvements to built environment
Improved environment
Improved recycling rate / environment

Improvements to built environment

Improvements to built environment

Improved environment

Improved environment

Improved environment

Improved environment

Improved environment

Improvements to built environment

Improvements to built environment

<b>Outcome</b>
Grants made available to most vulnerable of our society to improve lifestyle
Grants made available to most vulnerable of our society to improve lifestyle
Increased attractiveness of asset leading to improved customer satisfaction and potential for increased usage
Improvements to sport and recreation provision
Improve transport facilities for local communities
Improvements to sport and recreation provision
Improvements to sport and recreation provision
Improved standard of living of grant recipients

<b>Outcome</b>
Improved building provisions for localities
Improved standard of living of grant recipients

<b>Outcome</b>
Increased business opportunities
Increased business opportunities
Increased business opportunities
Increased business opportunities
Increased business opportunities
Increased business opportunities and increased value for money
Improvements in business opportunities in town centre as a result of increased attractiveness
Increased business opportunities and increased value for money

<b>Outcome</b>
To maintain standards of service delivery to customers
To maintain productivity of staff and standards of service delivery to customers
To maintain standards of service delivery to customers

TREASURY MANAGEMENT ACTIVITYBorrowing - Activity 01.04.2007 – 30.09.2007

	<u>Balance as</u> <u>at 01.04.07</u> £000	<u>New</u> <u>Loans</u> £000	<u>Principal</u> <u>Repaid</u> £000	<u>Balance as</u> <u>at 30.09.07</u> £000
<b>Public Works Loans Board</b>				
Fixed Rate Loans	31,624	2,000	1,583	32,041
Variable Rate Loans	0	0	0	0
<b>Bank of Scotland</b>				
Lender Option/Borrower Option	6,500	0	0	6,500
<b>Dexia Credit</b>				
Lender Option/Borrower Option	0	3,000	0	3,000
<b>Temporary Loan</b>				
Variable Rate Loan	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>38,125</u>	<u>5,000</u>	<u>1,383</u>	<u>41,542</u>

Total interest due to 30 September 2007 was £1.10m. This gives an average 'pool' rate of interest of 5.59%.

The split between fixed and variable rate interest is as follows:

	<b>£m</b>	<b>%</b>
Interest Due 2007/08 - Fixed Rate Loans	1.10	100
Interest Due 2007/08 - Variable Rate Loans	0	0

New loans from the P.W.L.B. were taken out as follows:

£2,000,000 @ 4.55% Maturity – 50 years Repayable 10 February 2057

PWLB loans redeemed to 30 September 2007:

£1,000,000 @ 4.2% Maturity – 49 years Repaid 22 June 2007

NEW LOBO

£3,000,000 @ 4.19% Maturity – 70 years

The following tables show the PWLB Long Term Debt Outstanding analysed into maturity profiles, average interest rates, and lenders:

	<u>Av. %</u>	<u>Balance 30.09.2007</u> £000
Maturing within 1 year	10.2	1,133
1 - 2 years	10.3	1,099
2 - 3 years	10.1	869
3 - 4 years	10.1	715
4 - 5 years	9.8	521
5 - 6 years	9.7	445
6 - 10 years	9.5	552
10 - 15 years	9.5	375
15+ years	5.2	26,332
<b>Total</b>	<b>6.1</b>	<b>32,041</b>

During the year, any surplus funds were invested with the Banks/Building Societies as outlined in the Treasury Management Strategy. This activity is shown below:

## 2. Lending - Activity 1st April 2007 – 30 September 2007

	<u>Balance as</u> <u>at 01.04.07</u>	<u>New</u> <u>Investments</u>	<u>Principal</u> <u>Recalled</u>	<u>Balance as</u> <u>at 30.09.07</u>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
Co-operative Bank	1,130	15,295	15,425	1,000
Nationwide Building Society	2,000	0	0	2,000
Halifax	1,000	2,000	1,000	2,000
Barclays Bank	0	2,000	0	2,000
Northern Rock	2,000	0	0	2,000
Alliance & Leicester	2,000	1,000	1,000	2,000
Britannia Building Society	2,000	0	0	2,000
Bradford & Bingley	1,500	1,500	3,000	0
Yorkshire Building Society	2,000	0	0	2,000
West Bromwich	2,000	2,000	2,000	2,000
Anglo Irish	2,000	0	0	2,000
Newcastle Building Society	0	3,000	2,000	1,000
Abbey	1,000	1,000	0	2,000
Skipton	1,000	1,000	0	2,000
Bank of Scotland	0	7,500	6,000	1,500
Allied Irish	1,500	0	0	1,500
Yorkshire Bank	1,000	1,000	0	2,000
Bank of Ireland	<u>2,000</u>	<u>0</u>	<u>0</u>	<u>2,000</u>
	<u>24,130</u>	<u>37,295</u>	<u>30,425</u>	<u>31,000</u>

Any part of the investment with the Co-operative Bank and the Bank of Scotland can be recalled immediately.

The investments with the Building Societies are placed for periods between 1 month and 18 months, and on maturity are reinvested if this is considered appropriate.

The Council's Treasury Policy Statement specifies that investments are only made with U.K. and Republic of Ireland Clearing Banks or their wholly owned subsidiaries, the Top 10 Building societies, and other Local Authorities.

The Treasury Policy Statement also specifies a maximum of £2 million that can be invested with any one institution, with the exception of the Co-op bank whose limit is £2.5m.

The average rate of interest received on these Approved Investments was approximately 5.4%.

The average rate of interest received by the Council appears reasonable, especially as brokers were not used to invest this money, and if the investment with the Co-operative Bank falls below £1,000,000, which it did on one occasion in the first 6 months of 2007/08, the interest rate is reduced by 2%. In addition, the security of the investment, rather than the interest rate offered is of prime importance.

### 3. **Current Treasury Position**

The Council's debt position at 30 September 2007 is as follows:

		£000
<u>Fixed Rate Funding</u>	PWLB	32,041
	LOBOS	<u>9,500</u>
	Total	<u>41,541</u>

Total temporary investments are £31m as at 30 September 2007.

### 4. **Profile of Debt Outstanding as at 30 September 2007**

<u>Source of Loan</u>	<u>Range of Interest Rates Payable as at 30.09.2007</u>	<u>Total Outstanding as at 30 September 2007</u>
	%	£000
LOBOS	3.70 - 4.75	9,500
Public Works Loan Board	4.125 - 10.75	<u>32,041</u>
Total		<u>41,541</u>

The amounts for repayment are reasonably spread in different years, so that if in one year interest rates were very high and loans had to be replaced, the amount falling due in any one year is reasonable in relation to total debt outstanding.

The above does not include a £1,000 temporary loan.

5. **Bank Base Rates**

Both PWLB lending rates and investment returns are linked to bank base rates.

Bank base rates fluctuated during 2007/08 as follows:

%	
5.25	- 1 April 2007
5.50	- 11 May 2007
5.75	- 6 July 2007

6. **Prudential Indicators**

The six monthly monitoring of the above is as follows:

(i) Estimated Capital Finance Costs as % of Net Revenue Stream

	<b>EST.</b>	<b>ACTUAL</b>
	<b>%</b>	<b>%</b>
General Fund	1.4	1.4
Housing Revenue Account	15.2	15.2

(ii) Estimated Incremental Impact of Capital Investment

	<b>EST.</b>	<b>ACTUAL</b>
	<b>£</b>	<b>actual</b>
Rent	50.66	50.66
Council Tax	201.80	201.80

(iii) Estimated Capital Expenditure

	<b>EST.</b>	<b>ACTUAL 2006/07</b>
	<b>£m</b>	<b>actual</b>
General Fund	2.74	
Housing Revenue Account	3.14	

(iv) Estimated Capital Financing Requirement

	<b>EST.</b>	<b>ACTUAL 2006/07</b>
	<b>£m</b>	<b>actual</b>
General Fund	12.73	
Housing Revenue Account	30.54	

<b>(v)</b>	Authorised Limit	<b>EST.ACTUAL 2006/07</b>		<b>£m</b>
		<b>actual</b>		
	Overall	68	68	
<b>(vi)</b>	Operational Boundary	<b>EST.ACTUAL 2006/07</b>		
			<b>actual</b>	
		<b>£m</b>	<b>£m</b>	
	Overall	66	66	

**Best Value Performance Indicators**

PI No.	Corporate Priority	Description	2006/07 Actual	2007/08 Apr-Sept Actual	2007/08 Projected	2007/08 Target	Projected Quartile Performance
BV010	Economy	Percentage of NNDR received	99.4	62.1 (Y to D)	<b>99.4</b>	99.4	1
BV076b	Crime	Housing Benefit Security: No. of fraud investigators employed, per 1,000 caseload	0.37	0.4	<b>0.41</b>	0.35	1
BV076c	Crime	Housing Benefit Security: No. of fraud investigations, per 1,000 caseload	55	41	<b>83</b>	57	1
BV076d	Crime	Housing Benefit Security: No. of prosecutions and sanctions, per 1,000 caseload	4.9	3.3	<b>6.9</b>	6.4	1
BV078a	Health & Well being	Speed of processing: (a) Average time for processing new claims	20.13	17	<b>17</b>	20	1
BV078b	Health & Well being	Speed of processing: (b) Average time for processing notifications of changes of circumstances	6.44	6	<b>6</b>	7	1
BV079a	Health & Well being	Percentage of cases for which the calculation of the amount of benefit due was correct	98.8	99.2	<b>99.2</b>	99	1
BV079b(i)	Health & Well being	The amount of housing benefit overpayments recovered during the period being reported as a % of HB deemed recoverable overpayments during that period	86	81	<b>81</b>	85	1
BV079b(ii)	Health & Well being	Housing benefit over payment recovered during the period as a percentage of the total amount of HB overpayment debt outstanding at the start of the period, plus amount of HB overpayments identified during the period	48	23	<b>46</b>	55	1
BV079b(iii)	Health & Well being	HB overpayments written off during the period as a % of the total amount of HB overpayment debt outstanding at the start of the period, plus amount of HB overpayment identified during period.	7	1	<b>4</b>	4	2
BV156	Health & Well being	Percentage of authority buildings open to the public in which all public areas are suitable for and accessible to disabled people	65	65	<b>80</b>	60	2
BV008	Organisational Excellence	The percentages of invoices which were paid by the authority within 30 days of such invoices being received by the authority	98.5	97	<b>97</b>	98.7	1
BV009	Organisational Excellence	Percentage Council Tax collected	99.48	59.48	<b>99.3</b>	99.1	1

**Local Performance Indicators**

<b>LPI No.</b>	<b>Corporate Priority</b>	<b>Description</b>	<b>2006/07 Actual</b>	<b>2007/08 Apr-Sept Actual</b>	<b>2007/08 Projected</b>	<b>2007/08 Target</b>
1	Health and Wellbeing	% of benefit customers seen within 15 minutes of arrival	85%	94%	95%	95%
2	Citizen Focused	% of Council Tax bills issued in 10 working days of change being notified	88%	90%	90%	90%
2	Economy	% of NNDR bills issued in 10 working days of change being notified	97%	93%	93%	90%
4	Crime	Number of referrals for benefit fraud investigation	620	446	800	700
5	Management Excellence	Average days sickness per employee	8	4.45	8.9	6

Annex